

**TOWN OF IRVINGTON PLANNING COMMISSION
IRVINGTON TOWN CENTER
REGULAR MEETING SUMMARY MINUTES
Tuesday, May 5, 2026**

Call to Order and Roll Call

Chair Tom Chapman called the meeting to order at 6:30 PM

Members Present:

Tom Chapman	Vivian Ralls
David Clarke	Steve Strait
Ruth Fuller	Jeremy Taylor

Staff Present: Justin (Town Administrator), Mary Cline and a few residents.

Approval of Minutes

The Commission approved the minutes from the April 7, 2026 meeting with no objections.

Public Hearings Process: PC agreed that on most matters we would hold separate Public Hearings at our monthly PC meetings so PC members would not have to attend the TC meetings. This will not add any time to the process for approving CUPs. The Town Clerk and PC Chairman will determine when Joint Public hearings are appropriate.

Public Comment: Mr. George Kuper addressed the Commission asking how the Comprehensive Plan objectives of 1) preserving the Town's working waterfront and 2) preserving the Village Character of our Town are achieved. The PC agreed to consider at a future meeting.

Town Administrator Report: No report.

Conditional Use Permit – Reynolds Landing (CUP 206)

Proposal: Redevelopment in the Resource Protection Area (RPA) on a former M1 (Marine) zoned property. Plans reduce impervious surface from ~8,500 sq ft to 7,098 sq ft. The ground level is designed to flood. Applicant requests rezoning from M1 to R1.

Motions:

1. Recommend approval of the CUP for RPA redevelopment. **Vote:** 6-0 (Unanimous)
2. Recommend approval of rezoning both parcels from M1 to R1. **Vote:** 5-1 (Ruth opposed)

Zoning Ordinance Amendment – Apartments in B1 District

The Commission reviewed proposed language to allow apartments above or connected to the rear of inland building structures in the B1 district (to support small business owners/employees living on-site).

Approved Language (with amendment): "An apartment above or connected to the rear of an inland building structure may be leased for thirty-one (31) days or more."

Motion: Approve the amended ordinance language.

Vote: 6-0 (Unanimous)

Election of Officers (Annual)

- **Chair:** Tom (nominated and elected unanimously)
- **Vice Chair:** Ruth (nominated and elected unanimously)
- **Secretary:** Vivian (nominated and elected unanimously)

New Business / Informational Items

- **Accessory Dwelling Units (ADUs) – SB531:** The Commission discussed the new state mandate requiring localities to allow ADUs by July 2027. Volunteers, Ruth Fuller and Steve Strait, will work on draft ordinance language, focusing on size, setbacks (minimum 10 ft), septic considerations, and rental terms. The Commission will balance state requirements with local character.
- **Manufactured Homes:** The Commission noted a new state law allowing newer manufactured homes where stick-built homes are permitted. Further monitoring by the Town Attorney was recommended.

Adjournment

The meeting was adjourned.

Next Meeting: June 2, 2026 at 6:30 PM.

Minutes prepared by Vivian Ralls (Secretary). 5/23/2026