

Report of 5-5-26 and 6-2-26 PC Meeting to Town Council

Attendees at 5-5 and 6-2PC Mtg: Ruth Fuller, Jeremy Taylor, Steve Strait, Vivian Ralls, David Clarke and Tom Chapman, also Justin Nelson, Mary Cline and a few residents

5-5-26 MTG

1. 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.
2. Public Comment: George Kuper asked 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.
3. Election of PC Officers:
 - a. Chair: Tom Chapman
 - b. VC: Ruth Fuller
 - c. Secretary: Vivian Ralls
4. CUP 2026. Reynolds:
 - a. A motion was made to recommend approval of the Redevelopment in the RPA and was passed 6-0
 - b. A motion was made to recommend approval of rezoning both parcels from M-1 to R-1 and was passed 5-1.
5. Motion on Apartments in B-1:
 - a. A motion to recommend updating the Town Code to allow apartments in B-1 was passed 6-0, with TC agreement we will work with Town Clerk and Town attorney to update code.

154.086 – Use Regulations.

 - (A) All uses in R-1 and R-2 Districts are permitted.
 - (B) Subject to (C) below, all of the following uses are allowed with the approved conditional use permit.
 - (21) An apartment above or connected to the rear of the inland building structure, for lease for 31 days or more.
6. Discussion was initiated on State Law, SB531- Accessory Dwelling Units and Steve Strait and Ruth Fuller agreed to work on this issue after the TC charges us with the responsibility.

6-2-26 MTG

7. Discussion of support of working waterfront contained in our Comprehensive Plan concluded that market forces are responsible for its decline. As an action we agreed to: 1. Look for potential support grants and 2. consider what constitutes "working waterfront."
8. Discussion of "maintaining the village character" of Irvington concluded that our land use code and CUP reviews are doing an adequate job.

**Respectfully Submitted,
Tom Chapman, PC Chair
6-5-26**