

Planning Commission June 17

Meeting Minutes

June 17, 2025, 1:00 PM

Call to Order

The meeting was called to order at 1:00 PM.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Disclosures

The chair asked if anyone had any conflicts with today's meeting. One member disclosed that their office was located in the building where the property in question was situated, but it was determined that this did not present a conflict.

Approval of the Minutes

June 3, 2025 Planning Commission Meeting

The commission reviewed the minutes from the June 3, 2025 Planning Commission meeting. A correction was requested for line 62, where it was unclear about the recording of lots. The corrected text should read "and now seeks to record the 4 units as a separate parcel" instead of "and now seeks to record the remaining 4 lots."

_____ moved to approve the meeting minutes from Tuesday, June 3rd with the correction on line 62. _____ seconded the motion.

The motion carried with a 4-0 vote.

Public Input/Reports

It was announced that Tom's retirement party would be held on June 26th from 12 to 3 PM as an open house.

Agenda Items

Discussion Only – Ice Rink CUP Amendment

Greg Sant, Planning and Building Administrator, introduced the discussion about the ice rink's Conditional Use Permit (CUP) amendment. He explained that the purpose of this discussion was to address issues with the old CUP and prepare for a new application.

Kate Bryant, representing the ice rink, presented the proposed changes and improvements:

1. Bathrooms: Kate stated that bathrooms, which were part of the original CUP, would be finished by November or December at the latest, as part of their ongoing addition.
2. Parking: This issue has been resolved with a development agreement between the ice rink and the town.
3. Shed: The proposal is to keep the existing shed but potentially turn it 90 degrees to set it back further from the road. The shed would be used to store both the Zamboni and a newly acquired skid steer for snow removal.
4. Lighting: With the new addition, permanent lighting will be installed on the building to illuminate the rink. Some temporary lighting on the north end was proposed to remain.
5. Operations: Kate explained that the ice rink operates for about 2.5 months a year, from a week or two after Thanksgiving until the end of January. The Zamboni is used once an hour during operating hours.

6. Water Usage: The ice rink currently uses a fire hydrant for initial filling and occasional refills, which raised some concerns among the commission members.

The commission discussed several aspects of the proposal:

1. Shed Appearance: There was a suggestion to paint the shed to match the color of the main building for better aesthetics.
2. Fencing: The initial proposal for fencing was reconsidered due to snow removal concerns and town code restrictions.
3. Lighting: The commission suggested exploring permanent wiring solutions instead of temporary setups.
4. Water Usage: Concerns were raised about the use of the fire hydrant for filling the rink. Kate explained that they meter and pay for the water used.
5. Operations: The commission discussed the Zamboni's path and potential ways to minimize its presence on Village Way.

The commission provided feedback for Kate to consider in preparing the new CUP application:

1. Make the shed a permanent structure with improved aesthetics.
2. Explore rotating the shed 90 degrees to set it back further from the road.
3. Investigate permanent lighting solutions.
4. Address concerns about water usage and consider alternatives to using the fire hydrant.

Greg Sant concluded that based on the discussion, they would work with Kate to develop a new CUP application, ensuring that all departments, especially public works, have input before bringing it back to the commission.

Bret, a town official, mentioned that the town council had given preliminary approval for a joint project with the mall to expand the pavement in front of the mall by about 15 feet. This project aims to improve safety and traffic flow in the area.

Adjournment

_____ moved to adjourn the meeting of June 17th, 2025. _____ seconded the motion.

The motion carried, and the meeting was adjourned.