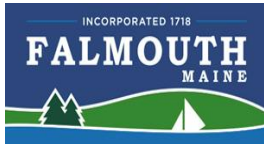


COMMUNITY DEVELOPMENT COMMITTEE
(Town Council Subcommittee)



Members

Dos Diaz
Sean Mahoney
Danielle Tracy

Staff

Ethan Croce

Draft Meeting Minutes
Tuesday, May 12, 2026 – 8:00 am
Town Hall Large Conference Room

1. Call to Order

The meeting was called to order at 8:00 am. All CDC members were present.

2. Approval of minutes from 3/11/2026 CDC Meeting

Motion by Councilor Tracy to approve the minutes as drafted. The motion was seconded by Councilor Diaz and approved 3-0.

3. Update on Legislative Mandates

Mr. Croce said that since the CDC last met the Legislature amended some of the statutes dealing with some of the legislative mandates that the CDC has been reviewing. Among other things, the Legislature changed the deadline for municipal implementation of the mandates related to housing, off street parking, and child cares to 7/1/2027. That is the same deadline that has been in place for other legislative mandates related to requiring residential uses in commercial districts and changes to the subdivision law.

With the Legislature changing the implementation deadlines, the only legislative mandates that the Town needs to address in the short-term are the mandates related to: allowing poultry on residential properties; energy system choice; and setback variance applicability to include all types of dwelling units. The draft ordinance amendment in the background material for today's meeting addresses these three mandates and the language in the draft amendment is identical to the language the CDC previously reviewed with one exception. The draft amendment language related to poultry has now been revised to include allowances for the keeping of poultry in the Route One North District. This revision was required now that the Route One North amendments have been approved by the Council and because Route One North District now allows residential uses for the first time.

Mr. Croce said that these amendments could be introduced at either the June 1 Council meeting or the July 13 Council meeting after the Council election. The CDC agreed to introduce the amendment at the July 13 meeting and Chair Mahoney agreed to introduce the amendment.

Mr. Croce distributed a handout that highlighted some of the major changes that the Legislature made in LD 2173, the "fix bill" for the major housing law the Legislature approved last year. Representative Kuhn and Senator Pierce summarized some of these changes at last night's Council meeting as part of their legislative update to the Council.

Councilor Tracy referenced the fact that the “fix bill” did not include certain changes that were desired by many municipalities related to requirements for allowing more density outside of growth areas. There were improvements made in the fix bill but there remain aspects of the law that are concerning.

Mr. Croce summarized a few of the bigger changes to the law, including changes to density outside of the growth area and changes to the requirements that the higher density be tied to public water and public sewer. Property owners will no longer be allowed to take advantage of the density allowances outside of the growth area if their dwellings are served by septic systems.

Chair Mahoney inquired about the ability for towns to implement the housing mandates in a way that still respects local planning and community preferences. Mr. Croce said that staff will be analyzing those issues now that the Legislature has approved a final version of the law. Mr. Croce said that, presumably, implementing the housing law, as well as the other remaining legislative mandates, will be the big item on next year’s work plan for CDC.

Chair Mahoney said one issue that the Council may want to discuss at its summer work plan meeting is whether to amend the design guidelines. Mr. Causey said that LPAC has indicated interest in organizing forums related to certain issues to help obtain public feedback on topics early in the process. If the Council wants to open up the design guidelines, the Council would need to set guardrails around the desired scope of any amendment to the design guidelines. Mr. Croce mentioned that past interest from some residents has been primarily centered around updating photos in the guidelines to reflect more current development examples as opposed to undertaking a full revision of the underlying policy in the guidelines.

Motion by Councilor Diaz to adjourn the meeting. The motion was seconded by Councilor Tracy and approved 3-0. Meeting adjourned at 8:30 am.