

## Comprehensive Plan Committee

December 17, 2025

Hybrid Meeting

In attendance were James Searing (Chair), Tim Luccaro (Vice- Chair), Nancy Stock Allen, Eric Allen, Elaine Crooks, Michael Kennerley, Elaine Crooks, Peter Brussock, Kevin Morrissey (Board of Supervisors Liaison), Zachary Zubris, John Ives, Deanna Miller (BCPC), Lisa Wolff (BCPC), Michael Roedig (BCPC), Thomas Comitta (Township Planner, TCA).

Public:

Absent: Marnie Newman, Kay Reiss

- I. **The meeting was called to order at 7:03 P.M. and there was a quorum.**
- II. **Approval of meeting minutes- October 15, 2025**

**Upon a motion by Ms. Stock Allen, seconded by Mr. Luccaro, the meeting minutes were unanimously approved.**

### III. **Draft Chapter discussion- Sustaining Agriculture**

Ms. Miller led the discussion on the draft chapter of sustaining agriculture.

The Committee discussed the changes that were proposed by the Farm Committee and made suggested edits.

### IV. **Overlay feedback discussion- Thomas Comitta Associates**

Mr. Comitta discussed the feedback he had received from Committee members relative to potential overlay districts. Some ideas that were provided were mixed income, agricultural business, and historic overlay districts but not all members had responded.

Mr. Searing suggested that the discussion be continued until the January meeting.

Mr. Comitta discussed the need for a legal basis to create an overlay district.

Mr. Roedig spoke to the possibility of protections for specific historic resources.

### V. **Status update- Water resources, Future of Route 202, and land use recommendations**

Mr. Searing provided an updated on the water resources chapter. He stated that the Township had agreed to update the 2020 water supply report.

Mr. Searing stated that the goal was to have a daytime meeting in February and in March.

**VI. Public Comment**

Mr. Morrissey spoke to the Board of Supervisor's last meeting, during which community discussions about attainable housing was discussed.

**VI. Adjournment**

**Mr. Searing adjourned the meeting at 9:23 P.M.**

Respectfully Submitted,

A handwritten signature in cursive script that reads "Zachary J. Zubris".

Zachary Zubris  
Director of Planning & Zoning  
Solebury Township