**Planning Commission**

**Town of Weston**

**PO Box 98**

**Weston, VT 05161-0098**

**Minutes of Meeting, June 27th, 2023**

Present: James Young, Annie Fuji’i, Geof Brown, and Kim Price

The following items are on the agenda:

1. Additions/Changes to the Agenda
2. Approve Minutes
3. Town Plan Updating-w/Matthew Bachler, WRC, Senior Planner
4. New and Old business
5. Adjourn

James Young declares a PC quorum and calls the meeting to order at 6:09pm.

1. Additions/Changes to the Agenda.

None.

1. Municipal Town Plan Updating-w/Matthew Bachler, WRC, Senior Planner.

The planning commission reviewed the Weston Population statistics from 1940-2020. It was noted that the population remained relatively stable between 1980-2020, with a change of -1%. Neighboring ski resort towns saw much larger population growth, such as Peru, at 70%.

Population by Age Cohort demonstrated that Weston residents, 70 years or older, increased from 20% to 25% which is also a regional and statewide trend.

Average household size in 2020 was 2.13 with about 30% of residents living alone. This household size increased, reflecting growth in school age population.

Weston’s population is still predominantly white but becoming more diverse with approximately 5% of residents identifying as non-white is 2020.

Housing Data reflects that Weston has a higher percentage of detached single-family homes and similar age of housing stock, like the region as a whole. Slightly less than 50% of dwelling units are for seasonal use and there was an increase in owner occupied units between 2010-2020, resulting from second homeowners becoming permanent residents. Renter occupied units were down from 64-41 from 2010-2020 which could be a result of short-term rental units. Currently 33 units or 6% of Weston’s housing stock are listed as STR.

34% of owners and 8% of renters face a housing cost burden.

2011-2021 Economic Data indicates, approximately 24% of residents are in the education, health, and social service sector while a decrease has been noted in the construction and retail sectors. Median household income grew at a faster rate than Windsor County and is approximately $30,000 higher than the county MHI at $88,409. Important to note, roughly 23% of Weston households have an annual income of less than $50,000.

Draft community survey questions were also discussed. The draft questions will be on the next PC agenda, July 10th, 2023, for approval and/or changes.

1. Approve Minutes.

Kim Price motions to approve the January 9th, 2023, meeting minutes, as drafted. Geof Brown seconded the motion. *Motion passes unanimously.*

Kim Price motions to approve the March 1st, 2023meeting minutes, as drafted. Annie Fuji’i seconded the motion. *Motion passes unanimously.*

1. New and Old Business.

 None.

1. Adjourn.

James Young motions to adjourn the meeting at 7:19 pm. Annie Fuji’i seconded the motion. *Motion passes unanimously*.

Approved: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_     James Young, Chair

Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Submitted: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Kim Price, Secretary

Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_