

Denton Planning Commission

Minutes

Town of Denton

February 24, 2026

Planning Commission Members:

William Quick, Chairperson*

David Burroughs, Vice Chairperson*

Kevin Waterman*

Dona Sorce**

Gregory "Lee" Graham*

James Guay, Alternate*

* Those Present

** Excused

*** Absent

Participants:

Peter Johnston, Town Planner

Frank Taylor, Councilman

Recording:

Donna Todd, Director of Planning and Codes

George Bacorn, Chief of Police

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Quick at 6:00 p.m. on February 24, 2026, at the Denton Town Office. Chairperson Quick lead everyone in the Pledge of Allegiance.

This Meeting was made available to the public via Town Hall Video Conferencing, and access to the Meeting was made available on the Town website.

Approval of Minutes:

The Regular Meeting Minutes of January 27, 2026, were reviewed and unanimously approved.

Old Business #1 – Other: None.

New Business #1 – Denton Town Code, Chapter 73 Subdivision Regulations:

Peter Johnston, Town Planner, has provided a Summary of Changes for the revised Subdivision Regulations for review by the Planning Commission. The changes follow from the Comprehensive Plan and Zoning Ordinance updates and include resolving any conflicts, ensuring consistency with the Comprehensive Plan, and addressing State legislative mandates.

Mr. Johnston asserted that the State Regulations enhanced the volume of information and analysis required for land suitability when the subdivision process commences. This analysis must consider climate change, including potential future impacts on property and strategies to mitigate them during the development process. Additionally, environmental justice is a required consideration, encompassing the balance between public and private investment and development, and their impact on low-income neighborhoods. The recently adopted critical area regulations must

demonstrate their impact on communities or neighborhoods and be factored into the analysis process.

Mr. Johnston explained that the current subdivision regulations include specifications, e.g., right-of-way widths. Detailed specifications have been removed from the regulations and are now addressed in the Department of Public Works Standard Specifications and Details document. This change offers several advantages, including the ability to update the specifications and details over time and maintain them as a reference. Additionally, an informal pre-application meeting is required prior to any development.

Vice Chairperson Burroughs questioned the Technical Advisory Committee's purpose.

Mr. Johnston clarified that a Technical Advisory Committee would include Public Works staff and, for larger-scale endeavors, potentially extend to the Fire Department, EMS, or the School Board. This initiative facilitates the identification of construction requirements and, more critically, assesses the capacity of our existing infrastructure, including sewage, water supply, and sewerage capacity. Furthermore, it evaluates the potential impacts on fire and rescue services.

Commissioner Graham inquired about a potential subdivision on Gay Street.

Chairperson Quick asked whether the State uses a specific model for climate change.

Mr. Johnston stated they have been utilizing the State Highway Administration's climate control model. This model provides data on sea level rise, hurricane impacts for wind and storm conditions, and identifies streets that would be susceptible to nuisance flooding.

Chairperson Quick noted that, in his understanding, the State is exploring avenues to exert greater control over local Planning Commissions. It would prohibit local governments from enforcing minimum lot sizes larger than 5,000 square feet.

Mr. Johnston stated it is called the Starter and Silver Homes Act of 2026, SB 36/HB 239.

Chairperson Quick questioned if it would include the Historic Districts.

Mr. Johnston stated he was unsure.

Councilman Taylor stated that a document he reviewed indicated the Historic District would be exempt from changes.

Mr. Johnston stated that if this bill goes forward, there will be an incentive for municipalities to revise their Historic Districts.

Commissioner Waterman stated that any area labeled historic prior to July 2025 would be considered exempt.

Vice Chairperson Burroughs motioned to forward the amended Subdivision Regulations to the Town Council for review and approval.

Commissioner Waterman seconded the motion. The motion passed unanimously. (5:0)

New Business #2 – Other: None.

Staff Item #1 – Other: None.

Adjournment: The Meeting adjourned at 6:17 p.m.