

January 16, 2014

PC Members Present: Jean Vissering (Vice Chair), Scott Hess, Jack Pauly, Kim Watson, Julie Potter, Tom Pierce, Gene Troia

Others Present: Kristi Flynn (Recording Secretary), Richard Brock

Call to Order: 7:07pm

Public Comment: None

Additions to the Agenda: None

Discussion with Charter Committee Representative, Richard Brock

The PC started the conversation with asking Mr. Brock why the Charter Committee decided to change the ZA term to 1 year from 3 years.

- Originally suggested by the SB
- Committee felt zoning is not particularly controversial
- Easier to let ZA go; let term expire if problems arise
- With limited town staff, it is hard to document for-cause

PCs comments:

- Historical knowledge of town is very important
- Hard to learn the job after one year
- Feel this is fixing something that is not broken

Continuation of Discussion of Items for Revision to Zoning Regulations

Conservation Overlay

- General concept is to eliminate Area S – include wetlands, water supply source, rivers, high elevation instead
- Encourage rather than restrict activities
- Eventually PC will be forced by the state to not allow any new development in the flood plain
- PC will hold off on any decisions until they talk about flood plain and fluvial erosion regulations
- If a building is already in the flood plain, what can be done? Some regulations have been written by DEC

Draft Table 2.6(B) – flood hazard regulations

- All uses/structures will have to be reviewed
- Flood plain regulations may need to be changed but PC needs to do more homework – contact Kim McKee at CVRPC
- Currently inadequate for conserving/protecting lands in the flood plains

(C) Wetlands – have a buffer in the regulations; most wetlands have been mapped by the state

(D) Water Supply Source Protection Area – identified areas on the map, generally public water supply areas; no septic, junkyards, bulk storage allowed

A suggestion was made to define the resource and state what is not permitted. PC also discussed defining what they are trying to protect in each subsection, which may be more important than uses permitted. Ms. Vissering and Ms. Potter will draft some language.

Review of Minutes

January 2, 2014

Motion: I move to approve the minutes as amended. Made: Ms. Hess, second: Ms. Watson

Vote on Motion: Passed 7-0

ZA Report

PC reviewed the warning regarding Class 4 roads: Johnson, Foster, Highways #9 & #10. A public hearing is scheduled for 2/15 at 6pm at the town office.

DRB Report

Last meeting was 1/7/14 – Twin Valley Senior Center is moving to the Blueberry Hill Commons building, some minor renovations and adding a kitchen; conditional use was approved

Other Business

Village Committee is now an official town committee. They have a grant for \$500,000 for sidewalk design & construction. They are interviewing candidates for a local project manager. Construction cannot begin until the Rte. 14 bridge is complete and the bridge is slated for 2016. There will be a traffic light at the T intersection with pedestrian crossing.

Motion to Adjourn. Made: Mr. Troia, second: Mr. Hess. Passed unanimously. Meeting adjourned at 9:00 p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary