

May 3, 2018

PC Members Present: Julie Potter (Chair), Jean Vissering, Scott Hess, Kim Watson, Jack Pauly  
Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Clerk), Gabrielle Malina

**Call to order:** 7:15pm

**Changes to Agenda** – Steering Committee update

**Public Comment** – None

**Zoning Update: Identification of Current Zoning Challenges**

The DRB discussed the following issues at their last meeting: PRD/PUD issues, protecting ag land, changing purposes for districts. The Chair forwarded the outstanding zoning topics to Ms. Saxton for her review. The PC reviewed the list and made some suggestions. Ms. Watson suggested that the PC decide first how many districts we want in the town and what their requirements and minimums might be. The Chair asked the ZA to let the PC know what problems he runs into with the regulations:

- Biggest problem is the district map and why they were developed; we need to build on what the Town Plan lays out
- Setback problems; they are too big
- Uses, meaning what you can do and where you can put things; EM is pretty strict
  - The uses are still relatively vague
  - The regulations need a more modern format; all residents need to run everything by the ZA, they should be able to ask questions
- Need definitions
  - Variance versus waiver – setback problems
  - Two-family dwelling/duplex
- The “1 building/1 lot” philosophy should be worked on
  - Lot size is a problem; remove some of the restrictions
  - PRD’s are not for estate planning; there needs to be some sort of mechanism for families
- Floodways/River Corridor
  - Outdoor storage – use ordinances to control bad behaviors, i.e., junk yards, car displays
- The Chair wondered if there are any businesses that the town would like to discourage; the PC agreed they don’t want to limit business in town

**2018 Town Plan Status**

The SB has a hearing scheduled for May 14, 2018; the second hearing is scheduled for June 4, 2018. The SB agreed with the changes made to Map 15. The Chair and Ms. Vissering will attend each hearing in case there are any questions. The SB doesn’t seem to have any significant issues with the draft plan.

**Updates**

- Old LaPerle Farm Property Committee - no update
- Energy Committee – no update
- Steering Committee – the PC can add additional members to the committee; Ben Lange, the newest member of the DRB, may be a good choice, Ms. Watson will talk to him

**ZA Report**

Eleven permits so far in 2018

**DRB Report**

- Approved Rice subdivision on Jacobs Road
- Approved Morris conditional use and site plan review on Route 2
- The ZA gave an update on the enforcement issue on Route 2

**Review Minutes**

April 19, 2018

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

**Vote on Motion:** Passed 5-0

**Motion to Adjourn.** Made: Mr. Hess, second: Mr. Pauly. Passed unanimously. Meeting adjourned at 8:50p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*