

December 6, 2018

PC Members Present: Julie Potter (Chair), Jean Vissering, Jack Pauly, Mark Lane, Scott Hess, Ray Stout, Kim Watson
Others Present: Kristi Flynn (Recording Clerk), Brandy Saxton, Gabrielle Malina

Call to order: 7:00pm

Changes to Agenda – Update on MPG; Ms. Vissering reviews notes on Energy Generation Facility section

Public Comment – None

Municipal Planning Grant

The Chair noted that the town has received a fully-funded grant for continued consulting services. It will run for 18 months starting in January 2019; the current grant ends in May 2019.

Zoning Notes

Ms. Vissering briefly reviewed her notes on sections 3011 and 3106.F. She would like to add recognition of the scenic areas plan and the Town Plan. Ms. Saxton will review the notes for the next draft.

Zoning Update: Continued Discussion of Draft Zoning with Brandy Saxton, PlaceSense

320 - Continuation

3202 – Accessory Dwellings

- 3202.A.5 – currently states 900 square feet; PC decides to make the maximum 1,200 square feet
- 3202.C – owner must reside in one of the structures

3203 – Home Occupation

- A business with one employee would not be exempt (in Section 110); will not come to the DRB for this permit
- 3203.A.4 – change ‘operate’ to ‘be open to the public’
- 3203.A.5 – wouldn’t apply to online sales
- 3203.A.7 – must be subordinate to the residential use

3204 – Home Business

- Requires site plan approval
- Allowed in all districts except Conservation

3205 – Family Childcare Home

- Statutory requirement limits the number of children
- This is a change from the old regulations, the new regulations would require a permit for home childcare; existing would be grandfathered
- No inspection by the town is required, but lets the town know where childcare is happening in town

3206 – Residential Care or Group Home

- This is statutory, the town must allow for it
- Disability is defined in statute
- Treated like a single-family home
- Small assisted living might fall into this section

3207 – Bed & Breakfast

- Admin approval; equivalent to Home Occupation

3208 – Inn

- This is the next level, which requires site plan approval
- Tenant is a guest who stays over 30 days; different laws apply
- Max of 12 rooms

3209 – Rooming/Boarding House

- Usually for tenants staying more than 30 days
- 3209.A.2 – change ‘dwelling’ to ‘property’
- Switch from case-by-case to specific standards; clearer for applicants and the DRB

3210 – Short Term Rental

- Added to apply to AirBnB – owner must live there for at least six months; maximum number of guests based on the number of bedrooms
- Revisit this section

3211 – Hotel/Motel

- More related to hotel/motel conversions; also works for new construction

3212 – Sales Lot

- Applies to new lots or expansion to existing lots
- Doesn’t apply to existing lots, which are grandfathered
- 3212.B.7 – allows a sign or one vehicle in the buffer

- Ms. Malina suggested running these new sections by some of the bigger business owners in town
- Setbacks and buffers are a change; everything else is consistent with the existing regulations

3213 – Repair Service

- Applies to car, appliance, bike repair

3214 – Fueling Stations – fairly robust standards

- 3214.C.4 – require architectural canopy, including fire suppression; eliminate roof pitch

3215 – Carwash

- Automated ones are very loud, the reason for limiting the hours of operation

3216 – Lawn, Garden, Farm Supply

- Similar to Sales Lot
- Limit house of operation

PC will pick up here at the next meeting; will finish Chapter 3

Updates

- Energy Committee – no update
- Old LaPerle Farm Property Committee
 - Meeting in January regarding purchase/sale of land for access issues
 - Unsure of status of the demolition of the farmhouse

ZA Report

- 2 new permits since the last meeting

DRB Report

- Approved the O'Hare subdivision
- Next meeting – deal with Abrams 5-lot subdivision sketch plan

Review Minutes

November 15, 2018

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

Vote on Motion: Passed 7-0

Motion to Adjourn. Made: Mr. Stout, second: Mr. Hess. Passed unanimously. Meeting adjourned at 9:20p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk