

January 10, 2019

PC Members Present: Julie Potter (Chair), Jack Pauly, Mark Lane, Scott Hess, Jean Vissering, Ray Stout
Others Present: Bruce Johnson (Zoning Administrator), Brandy Saxton, Zach Sullivan

Call to order: 7:01pm

Changes to Agenda – None

Public Comment – None

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

The PC reviewed Chapter 5 – Definitions and reviewed the districts.

District discussion:

- Flood Hazard Regulations – a cross reference needs to be added
- Talk of zoning districts and slide show
- 12.72 acres in the village; reviewed other towns village boundaries, but EM doesn't have septic
- EM residents don't really want a "downtown environment"
- Conversation about how much density in the village or outskirts of the center village is wanted
- EM is not like other towns, larger zoned lots are preferred
- Walking trails to the school are hoped for
- Upper village is different from lower village and should be zoned accordingly; village "business district"; what do we call this area?

Chapter 5 – Definitions

- 5001.D – most important, per Ms. Saxton
- 5001.E – consider listing 'office' as well
- 5003.C – how do you deal with the character of the area and how do you change it
- 5003.F.3 – Floor Area – different ways of interpreting our regulations for this section; comes up in other sections
 - EM uses heated space as floor area
- 5003.F.7 – add an illustration for clarity
- 5003.H.6 – use Household definition instead of Family
- 5003.L – the PC requested illustrations for Light Fixtures
- 5003.L.5 – Lot – does a road cause a subdivision? Discussion ensued as it may cause a subdivision
 - How does a zoning change affect current use
- 5003.M.1 – Major Renovation – would trigger a major site change
- 5003.M.3 – Material Change – the ZA makes the decision if this is a material change
- 5003.M.4 – Mini-Storage – can also be a self-storage unit
- 5003.M.5 – Mixed Use Building – refers to residential or non-residential
- 5003.M.6 – Mixed Use Development – Ms. Saxton will double check this definition
- 5003.O.5 – Outdoor Storage – is this language used to avoid a junkyard; if you move a vehicle does it avoid the storage issue
- 5003.P.3 – Patio – PC wondered if this is standard language
- 5003.U – add definition for Utility

Review Minutes

January 3, 2019

Motion: I move to approve the minutes as written. Made: Mr. Stout, second: Mr. Hess

Vote on Motion: Passed 6-0

Other Business

- SignPost submission – the Chair will draft a report and bring it to a future PC meeting

DRB Report

- The DRB approved a conditional use review for the Browns on Quaker Road for motor vehicle service

Motion to Adjourn. Made: Mr. Stout, second: Mr. Lane. Passed unanimously. Meeting adjourned at 9:04p.m.

Respectfully submitted by Scott Hess