

December 20, 2018

PC Members Present: Julie Potter (Chair), Jack Pauly, Mark Lane, Ray Stout, Kim Watson, Jay Stewart, Norman Hill

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Clerk), Brandy Saxton (by phone), Gabrielle Malina

**Call to order:** 7:05pm

**Changes to Agenda** – 2019 elections, extra meetings in January

**Public Comment** – None

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

3216 – Lawn, Garden, Farm Supply

- 3216.A – hours of operation are different per district
- DRB has authority to add additional conditions
- Display area discussion – decided on a site-specific basis

3217 – Open Market/Auction House – new standards are okay as written

3218 – Restaurant, Bar, Nightclub, Event Facility

- Farm business might apply depending on where they fall in the definitions
- Includes café, deli, etc. as restaurants; sit-down vs takeout are in definitions – see table in section 2
- Composting toilets in restaurants – must prove hardship
- Encourage in village districts – could change; permitted uses in other districts

3219 – Mobile Food Service

- Semi-permanent location, not an ice cream truck
- Not a permanent structure but must have regular use
- State-licensed, must have water supply but doesn't have to be hooked up

3220 – Self-Storage Services

- Size controlled by district standards, i.e., lot coverage
- 3220.A – applies to most types of dry storage, barn conversions
- Screening required if abutting residential lot
- Existing structures are grandfathered, expansions would need to meet new standards
- 3220.B – screening would also be appropriate here

3221 – Tank Farm/Fuel Storage

- 3221.A & 3221.B – why is there a distance difference between schools and houses – it is a safety/evacuation issue
- Above-ground tanks only allowed in General Business district
- 3221.I – check on state required distances, which are probably less; Mr. Stout suggested 1,000 feet for both schools and homes

3222 – Communication Towers

- Applicant has choice of state or local zoning approval
- Encourage mounting on existing structures
- Mostly statutory requirements

3223 – Contractors Yard/Unenclosed Storage

- Be aware of screening along front line, might be difficult to turn large vehicles around
- Storage must always be outside setbacks and screening will be within setbacks
- 3223.A.6 – more best practice, not sure we want to prohibit vehicle maintenance/repair outside; having inside maintenance/repairs would contain noise and hazardous waste
- PC agrees to remove A.6

3224 – Campground – OK as written

3225 – Residential Treatment Facility

- Applies to more than 8 residents
- Mostly state licensing requirements

3226 – Extraction & Quarrying

- DRB could put more conditions on permits
- Separate section on groundwater withdrawal – will pull over from existing regulations
- Traffic/road wear-and-tear issues were discussed
- Some towns have an impact fee but this is hard to regulate with zoning
- 3226.A.2 – primary screening – PC agrees to change to 50 feet
- 3226.A.10 – would a reclamation plan also be warranted; Ms. Saxton will add language to mention a plan, which would be required for Act 250

3227 – On-Farm Business

- New statutory requirement; must prove that it is an extension of the farm activity

- Can apply site plan standards
- The PC wondered if this applies to wedding barns
- Farm stays could fall under this section
- Covers on-farm processing, when bring material from other locations

Barn Adaptive Re-Use – re-visit this during the district discussion; Event Facilities are conditional use in Rural District; pick this up with Subdivision Standards

#### **Updates**

- Energy Committee – no update
- Old LaPerle Farm Property Committee
  - Meeting in mid-January
  - EMSLI no longer interested, pursuing a different alternative with Blueberry Hill
  - Could be looking for a buyer of the property
  - The Road Foreman won the bid to deconstruct the farmhouse

#### **ZA Report**

- 1 new permit since the last meeting
  - Rob Brown wants to operate a business out of his existing garage

#### **DRB Report**

- Next meeting on 1/8/18; will deal with Brown hearing

#### **Review Minutes**

December 6, 2018

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

**Vote on Motion:** Passed 7-0

#### **Other Business**

- Elections – The terms of Ms. Watson, Ms. Potter and Mr. Hill (who is not running) are up; petitions are due January 28, 2019
- Grant update
  - Running behind, but Chair is not worried
  - Will be able to send statement to the state
  - Adding two extra meetings in January: 1/10 and 1/31; next meeting is 1/3/19

**Motion to Adjourn.** Made: Mr. Stout, second: Mr. Lane. Passed unanimously. Meeting adjourned at 9:00p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*