

PLANNING BOARD MINUTES

October 23, 2019

APPROVED as amended & clarified:

11/13/19__jrl_____

AGENDA: WORKSHOP MEETING: PROPOSED ZONING AMENDMENTS

ATTENDING: Denice DeStefano (Chair), Evan Hickey (Vice Chairman), Paul Barnett, Jackie Elliott, Betty Seeler, Bruce Beaurivage (Alternate)

ABSENT: Don Milbrand (Sel. Rep. – away), Clay Dingman (excused)

OTHER: Christina Goodwin (Land Use Manager), Tyler Simonds (Planner)

The meeting opened at 7:02pm. Mr. Beaurivage sat in for C. Dingman.

MINUTES OF OCTOBER 9, 2019:

D. DeStefano made a motion, second by P. Barnett, to approve the minutes as amended. The motion carried with one abstention.

WORKSHOP:

Ms. DeStefano explained that petitioned articles for changes to the Zoning Ordinance must be filed between Nov. 11 and Dec. 11. The Planning Board must hold a public hearing on them before they go on the ballot. The last day to post a public hearing on our proposals is Jan. 8th. Any passed tonight will go to Counsel and be back to this Board at our Nov. 13th meeting. Public hearings on these are Dec. 11 and Jan. 8. Also, Jan. 22, if needed. The final version must be to the Town Clerk by Feb. 4th.

PROPOSED ZONING ORDINANCES:

COMMERCIAL ENTERPRISES = The proposed definition was amended by removing the last sentence. P. Barnett made a MOTION, second by E. Hickey, to MOVE COMMERCIAL ENTERPRISES AS AMENDED AND, AS AN APPROVED USE, IN THE VILLAGE COMMERCIAL (VC), DOWNTOWN COMMERCIAL (DC), CORRIDOR COMMERCIAL (CC), AND INDUSTRIAL (I), TO THE DECEMBER 11, 2019 PUBLIC HEARING. The motion CARRIED.

RESEARCH AND/OR TESTING FACILITIES:

B. Seeler made a MOTION, second by J. Elliott, to MOVE RESEARCH AND/OR TESTING FACILITIES AS READ AND APPROVED AMENDING THIS AS AN ALLOWED USE IN CORRIDOR COMMERCIAL (CC), TO THE DECEMBER 11, 2019 PUBLIC HEARING. The motion CARRIED.

LIGHT INDUSTRIAL FACILITY:

B. Seeler made a MOTION, second by E. Hickey, to MOVE LIGHT INDUSTRIAL FACILITY AS READ AND APPROVED AMENDING, AS AN ALLOWED USE IN CORRIDOR COMMERCIAL (FROM SPECIAL EXCEPTION), TO THE DECEMBER 11, 2019 PUBLIC HEARING. The motion CARRIED.

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PROPOSED ZONING ORDINANCES continued:

AGRICULTURE:

The proposed definition was amended: 1st line, insert "Commercial" before "production" and in the 2nd line add the word "Hydroponics" following "limited to" a discussion on whether or not a Special Exception be required in the Village Residential district. It was felt that the Board should do this much now (just the addition of Commercial) and work on it more next year. Due to concerns for water quality, the Board determined to remove this from an allowed use in the Lake District. B. Seeler made a MOTION, second by J. Elliott, to MOVE AGRICULTURE AS AMENDED TO THE DECEMBER 11TH PUBLIC HEARING. The motion CARRIED.

HYDROPONICS:

A new definition was proposed. B. Beaurivage made a MOTION, second by P. Barnett, to MOVE THE DEFINITION FOR HYDROPONICS TO THE DEC. 11TH PUBLIC HEARING. The motion CARRIED.

ENERGY FACILITY:

This is also a new definition. B. Seeler made a MOTION, second by D. DeStefano, to MOVE THE DEFINITION FOR ENERGY FACILITY AND THAT THIS USE BE AN ALLOWED USE IN INDUSTRIAL (I), CORRIDOR COMMERCIAL (CC) AND RURAL (R) DISTRICTS TO THE DEC. 11TH PUBLIC HEARING. The motion CARRIED.

HOTEL, MOTEL/LODGING FACILITIES:

This is only to add this as an allowed use to the Corridor Commercial (CC) District. P. Barnett made a MOTION, second by J. Elliott, to MOVE HOTEL, MOTEL/LODGING FACILITIES TO THE DEC. 11TH PUBLIC HEARING. The motion CARRIED.

MIXED USE DEVELOPMENT:

This definition was changed to read: A cohesive commercial, residential and institutional development where uses may be located in the same building or in separate adjacent or interconnected buildings. A mixed-use development must consist of elements of a live-work-play environment that should be safe, comfortable and attractive to pedestrians, patrons and residents. It should include employment opportunities for a diverse range of ages with a particular interest in commercial uses that complement and support the nearby businesses and civic uses. D. DeStefano made a MOTION, second by E. Hickey, to MOVE MIXED-USE DEVELOPMENT AS AMENDED AND APPROVED RECOMMENDING THAT THIS BE AN ALLOWED USE IN CORRIDOR COMMERCIAL (CC) DISTRICT TO THE DECEMBER 11TH PUBLIC HEARING. The motion CARRIED.

COMBINED DWELLING AND BUSINESS:

D. DeStefano made a MOTION, second by E. Hickey, to MOVE COMBINED DWELLING AND BUSINESS AS READ AND APPROVED RECOMMENDING THAT IT BE ADDED TO THE RURAL (R) DISTRICT TO THE DECEMBER 11TH PUBLIC HEARING. The motion CARRIED.

DISTILLERY:

The Board determined to remove this allowed use from the Rural and the Lake districts due to primarily the fumes that are prevalent. B. Beaurivage made a MOTION, second by J. Elliott, to MOVE DISTILLERY AS AMENDED TO THE DEC. 11TH PUBLIC HEARING. The motion CARRIED.

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PROPOSED ZONING AMENDMENTS continued:

HISTORIC (OVERLAY) DISTRICT:

Ms. Goodwin explained that a lot of what is in the Ordinance appear to be Bylaw functions. However, we are not clear as to the CLG requirements at this time and will research that further. For now, the staff is recommending minor changes, which Ms. Goodwin went over at this time. E. Hickey made a MOTION, second by B. Seeler, to APPROVE THE MINOR CHANGES AND MOVE THE HISTORIC (OVERLAY) DISTRICT TO THE DEC. 11TH PUBLIC HEARING. The motion CARRIED.

PROPOSED ZONING AMENDMENTS continued:

The Board previously approved the amendments to Cell Tower, Sapling/Tree, Impervious Cover, and Fence but did not have a date for the hearing at the time. It was determined that these should also go to public hearing on Dec. 11th.

The Board will work on ADU's, the Sexually Oriented Business, and Mixed Use Developments for another year.

COMMUNICATIONS: The Board looked at a survey submitted for the property of Charles Hackett, S. Main St.

REPORTS:

HDC = They went over their bylaws and set 4 meetings for the year and will only meet on the other months if there are any hearings. They want to do one building plaque per year and update the boundary signs in the district.

Select Board = No report due to Mr. Milbrand's absence.

CIP = They met and will have 2 more workshops before they present to this Board on Nov. 13th.

LAND USE = We are now in the new office building; some folks have been in for a tour. We are officially open tomorrow and there will be an Open House on Saturday from 10:00 – 2:00. Ms. Goodwin will be sending a Cease and Desist to a property on Lake St. DOT has denied his appeal and he needs a Site Plan and is already storing boats. She has also sent a violation letter to Betty's tenant. He has been slowly working on compliance but has now missed the deadline. Auto Trends still has not complied. It was generally felt by the Board that the Selectmen don't take folks to court so people press the issue. Mr. Beaurivage asked why the Fire Dept. comes out to a building being done. Ms. Goodwin explained that she, as Health Officer, works with the Fire Dept. for Safety compliance per the State.

With no other business before the Board, E. Hickey made a motion, second by B. Beaurivage, to adjourn at 9:17pm.

Respectfully submitted,
Jan Laferriere,
Adm. Assistant, Land Use