

## PLANNING BOARD MINUTES

July 28, 2021

**APPROVED: 8.25.21**

**AGENDA:** WORKSHOP: SEXUALLY ORIENTED BUSINESS, TENTING, EXPANSION OF THE CORRIDOR COMMERCIAL DISTRICT

**ATTENDING:** Denice DeStefano (Chair), Randall Kelley (Vice Chair), Don Milbrand (Select Board Rep), Betty Seeler, Bruce Beaurivage (Alternate)

**ABSENT:** Jackie Elliott

**OTHER:** Christina Goodwin (Land Use Manager), Lindsay Thompson (Land Use Admin)

Ms. DeStefano stated that there was a quorum in the room. Mr. Beaurivage was asked to sit in for Ms. Elliott. He advised that he would need to leave early, so Ms. DeStefano called the meeting to order at 7:00pm.

### **WORKSHOP:**

#### *Proposed Tenting Amendments:*

The Board reviewed the proposed changes. During the discussion, it was determined that the following changes should be made:

- Add a definition for automobile
- Remove proposed section E.2 regarding temporary camping for family reunions
- Replace total days in section E.3 with consecutive days
- Keep the allowance for a camping unit to be in the setbacks with Land Use Office permit under section E.4.
- Change section E.5 to read "For any camping, an operational waste processing system approved by the Town Health Officer must be available for use by all campers.
- Change section E.6 to read "No commercial camping is allowed."
- Combine existing Recreational Vehicles and Proposed camping changes to same Article creating a section A and section B
- Keep the Camping Unit definition as proposed

Mr. Beaurivage excused himself from the meeting.

**MINUTES OF JUNE 23, 2021:** While reviewing the minutes, Ms. Goodwin realized that Land Use was supposed to provide a clean copy of the bylaws for this meeting. It will be brought to the next meeting.

R. Kelley made a motion, second by B. Seeler, to approve the minutes as read. The motion carried 4-0.

**MINUTES OF JULY 14, 2021:** R. Kelley made a motion, second by D. Milbrand, to approve the minutes as read. The motion carried 3-0-1.

#### *Sexually Oriented Business (SOB) Ordinance:*

Ms. Goodwin expressed her concern about screening in the proposed changes. In the existing ordinance, under 12.9, Ms. DeStefano pointed out a few paragraphs. The Board agreed to keep both paragraph A's,

## PLANNING BOARD MINUTES

July 28, 2021

### *Sexually Oriented Business (SOB) Ordinance (continued):*

which discuss a review of plans showing location, etc. and required screening. The Board also agreed to keep paragraph D, which requires that the site be maintained and kept in clean condition. Ms. Goodwin asked who would be available to check D. It was felt that this is somewhat covered in Site Plan. A clean copy will be typed up.

### *Corridor Commercial Expansion:*

Ms. Goodwin explained that with the proposed expansion, it would still be difficult to have an SOB but would not be impossible. The Board looked at the map showing a proposed larger area to become the new Corridor Commercial District. Ms. Goodwin mentioned adding the Pemi-Overlay as a second option. This would help with the mixed use and the 500-foot restriction in the SOB. Mr. Milbrand suggested going all the way to Peaked Hill Road for mixed use. A discussion continued regarding mixed use and what is allowed for uses in the Corridor Commercial District. Ms. Goodwin felt that, if we do this, we need to educate the public early. Mr. Kelley thought that Real Estate agents can help with that, and it was felt that the Economic Development Committee (EDC) could hold meetings. Ms. Goodwin mentioned that the Board really needed to get the expansion moving forward as an SOB cannot be done in the current allowed district or the new proposed district if not expanded. It was felt that this was the best choice.

### *Mixed Use:*

Mr. Milbrand stated that he began with two (2) plans – creating an overlay district and or an allowed use. It was determined in the past that an overlay district would cause too many conflicts and that adding as an allowed use in Corridor Commercial was the best choice. We shall need the definitions of and the boundary. Ms. DeStefano asked if we should allow it in Industrial, as well and it was felt that we should. We shall need to look through the allowed uses and see if any changes are needed. We should remove any guidelines from the proposed Zoning Ordinance changes and put them in Site Plan. Ms. Goodwin reminded the Board that, if they change the height for Mixed Use, then the definition of building height would need to be amended. Mr. Milbrand suggested that we need EDC input, and it was felt that we could invite them to the public hearing.

**COMMUNICATIONS:** None.

### **REPORTS:**

*Historic District Commission (HDC)* – To meet in August.

*Select Board* – Mr. Milbrand reported that they are getting the Departments in line for succession and are looking at the big picture. They have started recycling cardboard.

*Capital Improvements Program Committee (CIP)* – To meet in August.

*Land Use Department* – Turner Cottages is about finished. Ms. Goodwin has approved a change in the type of tree for the buffer as the first round of trees planted had died and it is hard to get the type indicated in the Site Plan. They had some boats in the outside storage area at the end of Batten Road and were told to remove them. Any other outside storage that they have in that location is allowed.

Ms. Goodwin will give an update on tiny houses next time.

## **PLANNING BOARD MINUTES**

July 28, 2021

### **REPORTS** (continued):

Skip's Gun shop appears to be under contract. The new owners may want an Air B & B (which will need Special Exception) or possibly a restaurant.

Goodrum's deck is to go before the HDC for a Certificate of Approval.

**NEXT MEETING:** The next meeting is scheduled for August 11, 2021. There are no hearings scheduled at this time, so the Board was asked if they wish to cancel it or hold a workshop and cancel the workshop meeting. The Board agreed to cancel the August 11 meeting, so the next meeting will be held August 25, 2021, at 7:00pm. It is anticipated that Ms. DeStefano will have a couple of forms for the Board to review at that meeting.

With no other business before the Board, B. Seeler made a motion, second by D. Milbrand, to adjourn at 8:34 pm. The motion carried.

Respectfully submitted,  
Jan Laferriere  
Land Use Associate