

**Planning Commission
Meeting Minutes
September 6, 2016**

Commission Members: Sue Kavanagh, Joh Elder, Gary Clark, Bill Brown, Bill Sayre, Anna Daylor

Other: Eric Forand (Zoning Admin), Adam Lougee (ACRPC)

Public: Liz Sayre

Meting opened 7:02pm

Minutes

John made a motion to accept as presented the minutes from the August 16, 2016, seconded by Anna. All were in favor (6-0).

Administrative Matters

Sue reviewed the timeline. She stated that things are still on schedule for a public hearing on October 4, 2016. Tonight the latest version will be voted on with corrections being made by Adam before the next meeting. Then a final vote will be taken September 20, 2016 at the regular PC meeting.

Town Plan Review

Sue discussed the timeline for re-adopting the Town plan with no changes. Adam advised the PC that the warning for the adoption of the Town plan needed to be run 30 days before the public hearing and not 15 like the warning for the by-laws. The PC decided to keep the public hearing for the by-laws on October 4th and run the public hearing for the Town plan on October 18th at the regularly scheduled PC meeting.

Gary made a motion to adopt the Town plan, with no revisions, with the Town voting on it in March 2017, seconded by Bill. All were in favor (6-0).

Review of draft updated zoning by-laws and regulations

Adam has incorporated the comments from the Design Review Commission.

Signs- The zoning Administrator had requested that the length of time a temporary sign could stay up be reduced from 6 to 3 months. The Commission discussed this and decided that it should remain 6 months. The Commission added "civic organizations" as the only group that could use street banners.

Noise- The Commission discussed noise and left the language as it appeared in the draft, with 5 decibel increase and 50 decibel level allowed at night.

Adam showed the Commission proposed language on landscaping. John felt that mandating screening for commercial structure over 5,000 sq. ft. was too restrictive. He felt that as this applied to solar installations as well that it should not be included. He stated that if you screen solar installations then

you might effect how well they work. Adam stated that if there was no language in the by-laws about screening commercial installations then there could be no language about screening solar installations. The Commission discussed the new language and decided to remove it and use the current.

Maximum Height – The Zoning Administrator discussed a meeting he had with a citizen who would like to see the height restriction removed. The person felt that there could be some places in Town where a building higher than 35Ft could be built and it would fit in. Adam stated that the 35ft restriction is applied in other towns due to accessibility by the fire department. The Commission discussed making it a conditional use if a building went over 35ft. The Zoning Administrator will talk to the Fire Chief.

Public Comment

Liz Sayer addressed the Commission about a property in the proposed Daniels four corner overlay. Bill Sayre recused himself as he is the owner of the property. Liz described how she might like to move into the property and her partner might want to start a garage. She stated it would not be a full scale garage, her partner would just be fixing some engines or cars after work. Her issue is that Vehicle Service Station is a conditional use in the Commercial zone where this property is, however it is also in the Daniels four Corner Overlay where conditional uses are not allowed. Adam suggested that it sounds like the use is more a Home Business, which is a new definition. Home Business is an allowed use in the Commercial District. Currently Home Business is listed as not having to have a site plan. John made a motion to make Home Business a site plan use in the Commercial Zone, seconded by Gary. All were in favor (6-0).

Sue will create a report summary of the changes to the by-laws. Sue will present this at the September 20, PC Meeting.

John made a motion to adjourn, seconded by Gary. All were in favor (6-0).

Meeting adjourned 9:00pm