Call to Order: Chair J. Burrano Called the Mid-Month Meeting & Workshop to Order at 7:01pm.

Zoning Regulations- Review & Possible Action:

New:
Amendment to Section 324.3A Septic Systems for Accessory Buildings:

Chair J. Burrano opened the discussion to amend Section 324.3A Septic Systems for Accessory Buildings of the current Zoning Regulations. Ms. Burrano read the existing Section, 324.3A Septic Systems for Accessory Buildings into record. Following a brief discussion, the Commission agreed to propose the following Amendments shown below underlined and in bold to be held at a Public Hearing, date to be determined.

"324.3A Septic Systems for Accessory Buildings: No structure other than the principal building, Accessory Dwelling, or detached Accessory Apartment, on a lot shall have a septic system connection, except that the Commission may grant Special Permits to allow septic systems for not more than one accessory structure on a lot, provided …"

N. Volkmar Moved to Accept the following Amendments to Section 324.3A shown underlined and in bold: "324.3A Septic Systems for Accessory Buildings: No structure other than the principal building, Accessory Dwelling, or detached Accessory Apartment, on a lot shall have a septic system connection, except that the Commission may grant Special Permits to allow septic systems for not more than one accessory structure on a lot, provided …" to be held at a Public Hearing on a date to be determined.

Seconded by: M. Lee

Vote: For: Unanimous

Amendment to Section 333 Zone C- Business and Residence Zone: Section 333.1 Permitted Principal Uses: item L Automotive Service Stations:

J. Burrano opened the discussion to amend Section 333 Zone C- Business and Residence Zone: Section 333.1 Permitted Principal Uses: item L Automotive Service Stations of the current Zoning Regulations. Ms. Burrano read the existing Section into record. Following a brief discussion, the Commission agreed to propose the following Amendment shown below underlined and in bold to be held at a Public Hearing, date to be determined.

"#1. Automotive service stations, as defined in Section 610, provided that any such station is located in a place approved by the Commission as not interfering with the normal operation of the movement of pedestrian and vehicular traffic there to and there from."

Vote: For: Unanimous
P. Voorhees Moved to Accept the proposed Amendment shown underlined and in bold to Section 333 Zone C - Business and Residence Zone: Section 333.1 Permitted Principal Uses: item L Automotive Service Stations: "*l. Automotive service stations, as defined in Section 610, provided that any such station is located in a place approved by Commission as not interfering with the normal operation of the movement of pedestrian and vehicular traffic thereto and there from. " to be held at a Public Hearing on a date to be determined. Seconded by: J. Siegel Vote: For: Unanimous

Amendment to Section 610 Definitions Automotive Service Station:

Discuss addition of Electric Car Charging Station:
Tabled for future discussion.

Continued:

Amendment to Section 324.1A and 324.1A2 Accessory Apartments and Dwellings:

Chair J. Burruano read the existing Regulation into record. The Commission is considering a recommendation received from a local builder create provisions to allow energy efficient construction which may increase the exterior measurements of a building, while still complying with the allowable floor space on the interior. The definition of Floor Area was read into record. Regulations, Section 331.2 item j was read into record. The Commission agreed to request the opinion of the Land Use Attorney regarding possible exception of setbacks, height, and size of an energy efficient structure.

Amendment to Section 610 Definitions Building, Accessory Temporary - Hoop Houses:

Chair, J. Burruano provided two photos of hoop houses as examples for discussion. The Commission discussed the use of hoop houses in the Farm Zone for agricultural purposes as well as setbacks and the consideration of possibly restricting the number of structures on properties by Special Permit. The Commission tabled this item for future discussion.

Section 361 Signs -Discussion size of Real Estate signage

ZEO, R. Cooper created a report for the Commission comparing several Town's Regulations regarding the allowable size for Real Estate signs. Following a brief discussion, the consensus of the Commission was to leave the current Regulation as it exists.

Adjournment:

N. Volkmar Adjourned the Meeting at 8:55pm.

Respectfully submitted:

Christine Branson
May 31, 2018