

## Planning Commission Work Session

June 18th 6:30 PM

In attendance: Ellie Blachly, Gary Gulka, Oliver Welters, Amy Hornblas

There was not a quorum. The draft zoning regulations were discussed as noted below.

1. Review agenda
2. Public Comment
3. Approve Meeting Minutes

The minutes of June 4 were not reviewed since there was no quorum.

4. Review of Draft regulations - ZBA invited to review draft

**Section 416(H) Directory Sign:** The following language at the end of the first sentence and its intended meaning were not clear: “irrespective of whether the sign is located on the same premises.” Check with Brandy Saxton on intended meaning.

**Section 416(I):** Eliminate I(3) since the language is vague and will be difficult to administer.

**Section 416(K):** Correct typo in second sentence- remove “the” after the word “conforming”

**Section 416 (L):** Review the wording of this section again to see if it can be stated more clearly

**Section 417 (C):** Review the wording of this section again to see if it can be stated more clearly

**Section 417 (D):** Questions were raised concerning hedges or other natural fences. How are these covered under the regulations? Or are they not covered? There were other questions raised about natural fences which will grow and can spread either on the ground or aerially onto an adjoining property. Is the addressed in zoning or otherwise? What rights does an adjoining landowner have in removing vegetation of this kind or requiring it to be removed?

**Section 421:** No comments

**Section 422:** It is clear that this section does not apply to single or two family homes. Question was raised as to how the town would address noise issues/complaints concerning residential properties. A concern was raised that perhaps allowable decibel levels in village center should be the same as for lower village and village neighborhood. Some concerns raised as to the enforceability of this section as written and whether the noise level restrictions could disallow activities that are desirable in certain districts. Although it was understood why numerical parameters need to be established in order to enforce noise levels, there were still concerns about how this will be implemented. It was also acknowledged that there are some noise types that are more bothersome to the average person than others (such as higher pitched sounds), regardless of decibel level. Review this section again and also consider other approaches.

**Section 423, 424, 425:** No comments

**Section 426:** Most present at the meeting felt that this section should be eliminated. This section would require any conditional use on a class 3 or 4 road to submit a traffic impact study.

Section 427: Concerns that this section is not clear and would be difficult to administer. It may not be possible to make a clear distinction between “junk” and what is material that is usable or will be used in the future. This section should be revisited

5. Other Business - Department of Forest and Parks, Molly's Falls Pond land Acquisition

No discussion

6. Next meeting date: July 16 (tentative)

Submitted by Gary Gulka