

Planning Commission Meeting November 1, 2018 5:00 PM

Dawn Andrews, Chuck Marian, Rich Aronson , Paul Stecker, Karen Deasy

1. Review agenda
No changes
2. Public comment
3. Village Zoning regulation changes – Draft district boundaries, Agriculture discussion.

The Board discussed the definition proposed for agriculture within the village, It changed the wording on conditional uses to state Agricultural use, this will require ag only uses that are regulated by the state to complete a site plan review locally. The definition will refer to the statutory definition. under new act # 143 regulations value added or y agricultural uses can be required to go through a review process at the local level prior to permitting. “accessory farm uses” - gardens and small scale unregulated agriculture should be allowed if they have no undue adverse affect. Karen will add additional descriptors to the ag definition on accessory ag and structures. Board discussed rentals and B&B's owner occupied short term and long term rentals should be regulated, it was discussed on the differences between short term an long term rentals and B&B uses , it was decided that owner occupied rentals should be permitted uses while others should be conditional uses. Karen will research and investigate if inspections of rentals under zoning could be required or if a separate housing ordinance should be create. Discussion on who would complete inspections. Board reviewed boundaries for new district, extents should be limited to water and sewer expansion zone within village center. Lower village should also be reviewed, board discussed eliminating second village district to simplify things and strip of village district along route two. Board will meet again on Nov 15th 5:00 to review lower village, maps and village with current revisions.

4. Town Meeting Article

Board also discusses town voting on new articles, PC and SB must hold hearing on revisions, put to public vote, Karen will work backwards on warning dates for meeting members will sit with local community members one on one to review proposed changes and mapping boundaries.

5. other business
6. Next meeting dates November 15th 5:00 December 6, 2018, 4:30 pm

Submitted by Karen Deasy