

# Zoning Commission

## Meeting Minutes

February 11, 2019

Present: Paul Bursic, Charlie Stevenson, Larry Jaynes, Martin Conwell, Peggy Scott, Mike Bergen, Kara Cusolito

Linda Tikofsky, David LaMoreaux

Absent: Lori Welliver

Others Present: Chelsea Robertson, Stephanie Yezzi (STC)

Public: Nathan J. Mayo, Caline Mayo, Chris King, Lisa Dean, Johnathan Wasson, Alvin White

1) **Call to Order:** 6:01pm by Paul Bursic

2) **Previous Minutes:** meeting minutes from 12/10/18 & 1/14/19 were both approved.  
motion by L.Jaynes, seconded by M.Conwell  
Passed: Yeas: 9 Nays: 0

3) **Five Minute Public Comment:**

N.Mayo [Mecklenburg Fire Dept. Chief] stated that upgrades are needed on the Fire Dept building. He wonders what affects zoning might have on these upgrades.

C.Robertson stated: Fire Depts. are considered public safety and thus are generally exempt from USE regulations. They are expected to comply to the "best of their ability".

N.Mayo asked whether private property, currently located within the National Forrest, should be included in the CL [Conservation Land] zone.

P.Bursic stated: the Town Of Hector proposed zoning districts are still very much in a overview draft stage and are not at a level of specificity that will be needed at the end.

4) **STC proposed agenda: [continue discussion preliminary use chart]**

The zoning commission discussed the permit requirements of 11 INDUSTRIAL USE and 2 GENERAL USE types per zone district. Several permit amendments were made and highlighted in red, on STC's chart. C.Robertson will provide an updated proposed USE CHART at the next zoning commission meeting.

C.Robertson stated: if a USE doesn't exist currently in a town, it's possible to zone that use type out. C.Robertson stated: it is important for zoning to be an evolving process and updated regularly. It is usually

not too expensive to update zoning laws.

C.Robertson stated: many definitions in the proposed USE CHART need to be detailed  
new definitions also need to be added to the USE CHART

5) **New Business**

K.Cusolito has questions/concerns regarding proposed R1 Zone District [high-density residential] and would like to revisit it at a future time

A.White [Town Supervisor] asked the Zoning Commission to add LWRP [Local Waterfront Revitalization Program] to next month's agenda as he would like to provide an update on the program

**Discussion: documents open to public inspection**

Zoning  
of Town  
P.Burisc stated: Town Council is addressing the same issue and he feels it is appropriate for the Commission to wait and get guidance from them. The Zoning Commission doesn't want to get ahead of Town Council's actions regarding the details of what should be made available as well as the logistics on distributing such documents.

C.Robertson & S.Yezzi both feel that any documents or charts that we are working on at the meetings should be accessible to the public.

**6) Second public comment period:** none

**7) Adjourn:** motion from M. Bergen seconded by L.Tikofsky at 8:04pm