Zoning Commission

Meeting Minutes

**May 13, 2019**

Present: Paul Bursic, Charlie Stevenson, Martin Conwell, Kara Cusolito, Larry Jaynes

David LaMoreaux, Mike Bergen, Peggy Scott, L. Tikofsky

Absent: Lori Welliver

Others Present: Stephanie Yezzi (STC), Chelsea Robertson (STC)

Public: Johnathan Wasson, Chris King, Beran Argetsinger

1. **Call to Order:** 6:00pm by P. Bursic
2. **Previous Minutes:** meeting minutes from 4/8/19 were approved

motion by L.Jaynes, seconded by M.Bergen

Passed: Yeas: 9 Nays: 0

1. **Five Minute Public Comment**: none

1. **STC proposed agenda:**

C.Robertson summarized that our group has completed the first pass through the use chart process and the original zoning map. STC will work on condensing down the use chart and clarifying the definitions within. C. Robertson stated that it is not realistic to cover the cost of code enforcement with fees.

1. Topic: Density – C.Roberson handed out a draft of a generic density chart as well as projecting it on the screen. She stated that the information within the categories are arbitrary and are to be used as a starting point for the Zoning Commission to discuss and work from. The density chart listed three zones [Rural, Lake Front & Agricultural} with corresponding information regarding:

Minimum Lot Size

Minimum Lot Width

Front Yard Setback

Side Yard Setback

Rear Yard Setback

Maximum Lot Coverage

Maximum Building Height

The commission and STC discussed various aspects of the draft generic density chart including:

pervious vs impervious land use

subdivision limits

septic system land requirements

curb cuts

minimum lot width vs minimum road frontage

maximum building height

C.Robertson stated that in general, large lots equate to more rural. P.Bursic stated that a description of

what rural means is debatable. M.Conwell stated that preserving rural character is mentioned numerous times within the Comprehensive Plan. C.Robertson stated that one of the main starting points is to determine the minimum lot sizes within each zone.

C.Robertson stated that zoning law sometimes contains a “view shed law”. She stated that it can be a complicated process and starts with a view shed analysis. M. Bergen stated that even though it is complicated it should be considered.

b} Topic: Special Use Permits – C.Robertson stated that the Town Planning Board and not the Town Board would be her recommendation on who handles the Special Use Permit process. The Zoning Commission and STC discussed various aspects of the Special Use Process including:

Intent

Authorization to Grant, Amend or Deny

Application Process

Standards Governing Special Use Permit

Site Plan Review

C.Robertson handed out information entitled Article 11 Special Use Permits and Article 12 Site Plan Review for Special Use Permits and asked the commission to read through and familiarize ourselves with the language used within these documents before our next meeting.

1. **New Business - none**
2. **Second public comment period:**

B. Argetsinger asked what is the Zoning Commission timeline

P.Bursic stated: By September the Zoning Commission plans on having created a first draft copy of a proposed/draft Town of Hector Zoning Law. After that, the Zoning Commission will conduct a series of public meetings presenting the proposed/draft zoning law to the Town residents. Upon further review, the Zoning Commission will provide a final proposed/draft zoning law to the Town of Hector for its review. STC is contracted through the end of December 2019

1. **Adjourn**: motion from C. Stevenson seconded by D.LaMoreaux at 8:08pm.

Next meeting Monday June 10, 2019 at 6pm