

# Zoning Commission

## Meeting Minutes

June 10, 2019

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

Absent: L. Tikofsky

Others Present: Stephanie Yezzi (STC), Chelsea Robertson (STC), Kristin Van Horn (Schuyler Co.)

Public: Johnathan Wasson, Lisa Dean, Doris Pike, Audrey Mayette

- 1) **Call to Order:** 6:03pm by P. Bursic
- 2) **Previous Minutes:** meeting minutes from 5/13/19 were approved. Motion by L. Jaynes, seconded by D. LaMoreaux. Passed: Yeas: 9 Nays: 0
- 3) **Five Minute Public Comment:** none
- 4) **STC proposed agenda:**

C. Robertson summarized the upcoming topic timeline:

July meeting: development guidelines

August meeting: flood plan/sediment control guidelines - Janet Thigpen, CFM flood mitigation specialist

September meeting: mixed use/non-conforming use guidelines

C. Robertson stated that after these topics are gone over, we will circle back through and review and discuss the draft map, uses and zones.

P. Bursic stated the zoning commission will continue to be diligent with its charge and anticipates needing the services of STC after December 31, 2019. The Zoning Commission still plans on holding (4) public meetings once we have a completed proposed zoning plan.

- a) Topic: continue discussion on density - STC projected a generic density chart. The density chart listed Hector's draft Zoning Districts 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 Zoning Commission and STC discussed various aspects of the draft density chart. Minimum lot size was discussed in detail. A minimum lot size of 2 acres was initially decided upon. C. Robertson stated that 2 acres is commonly seen in other zoning plans. Protecting property water wells and septic is one of the main concerns when determining minimum lot size. Perc testing is an important tool in determining septic feasibility on any lot size. She stated that larger lot size minimums are usually more supportive of agriculture. She asked the Zoning Commission to be able to establish the following density regulations for the Town by our next meeting:

- appropriate minimum lot size and minimum frontage
- front yard, side yard and rear yard setbacks
- maximum height

- b) Topic: Incentive Zoning

Zoning Commission and STC reviewed the document entitled Article 7 Incentive Zoning  
-Density Bonus Incentives - can provide flexibility within zoning in exchange for improvements such as walking trails, parks, open space, historic preservation etc.

These incentives could provide a more effective process than the variance/zoning board of appeal process. C. Robertson feels that flexibility within zoning is generally a good thing, noting that any incentives issued by the Planning Board must still be for the betterment of the community.

c) Topic: Subdivision regulations

Zoning Commission and STC reviewed the document entitled Article 10 Subdivision of Land

- transforming large lots of land into multiple smaller lots

- 3 types of subdivision

  - Minor - 4 lots

  - Major - 5 or more lots

  - Conservation - allows for smaller lot sizes but preserves 40% for conservation

5) New Business - none

6) Second public comment period:

L.Dean stated that 2 acre lot minimums might make it unaffordable for some people to purchase land in Hector

7) **Adjourn:** motion from C. Stevenson seconded by L. Jaynes at 8:01pm.  
Next meeting Monday June 8, 2019 at 6pm