

Planning Board Zoning Subcommittee Meeting
September 21, 2021
Town Hall, Room 5

Present: Members Creighton, Delisio, Foley, Olney, Tenny
Other Staff, Board, Committee members Present: S. Brown (Town Planner)

The meeting was opened at 5 PM.

Sarah Creighton noted that the purpose of the subcommittee meeting was to work through Sections 1-4, discuss articles to delete and agree on recommendations to the full Board.

Members and staff discussed some of the differences in sections 1-4 and made corrections in the draft.

- Add a purpose statement regarding sustainability and resiliency
- Eliminate new requirement re: size of commercial vehicle
- Remove adult entertainment definitions
- Eliminate section references where possible
- Check for definitions that should be under “Sign” heading
- Residential accessory uses, consider prior language regarding use being not more detrimental.

Members discussed Sections to Delete and recommended the following.

- Exhibits of Substance List in Section 4.9- Remain until determined where to place it
- Section 6.6 Reflecting Antenna – Delete
- Section 6.8 Planned Residential Development – Delete
- Section 6.9 Site Plan Review Special Permit – inquire about partial change
- Section 6.10 Title of old Section that has been replaced by new section – Delete
- Section 6.11 Development Scheduling: Sewer Connection Limitation – Discuss
- Section 6.12 Division of Land and Development of Multiple Buildings - Delete
- Section 6.14.3 Inclusionary Zoning – Remains until new RCC proposed with Affordable Housing Requirement
- Section 6.20.1 Temporary Moratorium MJ - Delete

Members agreed to read new Section 12 by Monday and make comments in SharePoint

Questions for Attorney Bobrowski

1. Can we delete part of 6.9 to make it legal?
2. What is the best mechanism for controlling pace of development?
3. How does advertising for the hearing on changes to zoning impact potential ZBA applications?

The meeting was adjourned at 7:00 PM.

Meeting minutes prepared by Sue Brown

Minutes of Planning Board Zoning Subcommittee

Approved at Planning Board Meeting of September 26, 2021