

June 4, 2013

Special Meeting

9:30 a.m. Upper Level Meeting Room

MEMBERS PRESENT: Mr. Reich, Mr. Solley, Mr. Werkhoven

ALTERNATE PRESENT: Dr. Craparo

STAFF PRESENT: Mr. Ajello, Mrs. Hill

Mr. Solley called the revision of the Zoning Regulations subcommittee meeting to order at 9:33 a.m. The purpose of this meeting was for the subcommittee to discuss and decide upon language for minor revisions to the Zoning Regulations and to designate sections to be considered for more significant revisions in the future.

A list of revisions agreed upon and their proposed language is attached.

In addition, sections of the Regulations, which were discussed but for which it was determined that a) further consideration was warranted, b) legal advice was needed, and/or c) the section should remain as written were:

Section 13.13 - Housing in the Business Districts:

Two main ideas were discussed; whether to permit this type of apartment by regular rather than by Special Permit and whether to require that a percentage of new commercial buildings be used as a residential dwelling unit(s). These issues will be discussed in the future.

Section 13.14 – Room and Board or Bed and Breakfast Establishment:

Why this section allows only three bedrooms and whether any significant changes are needed in this section will be considered in the future.

Section 13.15 – Town of Washington or Non Profit Sponsored Affordable Housing:

Mr. Fitzherbert had asked Mr. Charles to recommend revisions for this section and Mr. Charles did so in his 3/25/13 letter, which Mr. Solley read aloud. The commissioners had many questions and did not understand how the recommended revisions would make this type of development easier or more affordable. This matter will be considered in the future.

The next subcommittee meeting was scheduled for Tuesday, June 11, 2013 at 9:30 a.m. in the Upper Level Meeting Room.

Mr. Solley adjourned the meeting at 11:30 a.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,
Janet M. Hill
Land Use Administrator

Proposed Revisions to the Washington Zoning Regulations

6/4/13 Draft

To be deleted: [underlined and in brackets]

To be added: **BOLD CAPS**

After additional discussion, the revisions to 12.7 agreed upon at the last meeting were further revised to:

12.7.3 [no machinery parts, except for farm equipment on a farm, scrap metal, rubbish, or similar unsightly material shall be stored in a residential district.] **NO CONSTRUCTION, EXCAVATION, PAVING OR EARTH PROCESSING EQUIPMENT, OR LOGGING, SAWING OR MILLING EQUIPMENT, STORAGE CONTAINERS, CONSTRUCTION MATERIALS, COMMERCIAL TANKERS, OR HAULERS SHALL BE STORED OUTSIDE IN A RESIDENTIAL DISTRICT UNLESS AN ACTIVE AND AUTHORIZED CONSTRUCTION PERMIT IS IN EFFECT OR UNLESS THE EQUIPMENT STORAGE IS SPECIFICALLY AUTHORIZED BY A SPECIAL PERMIT APPROVED BY THE ZONING COMMISSION. EXCEPT FOR EQUIPMENT AND VEHICLES USED FOR LEGITIMATE FARMING OPERATIONS, NO COLLECTIONS OF UNREGISTERED MOTOR VEHICLES OR OF HEAVY EQUIPMENT, TRACTORS, ALL TERRAIN VEHICLES, BOATS, TRAILERS, RECREATIONAL VEHICLES, AIRCRAFT, OR SIMILAR EQUIPMENT SHALL BE ACCUMULATED AND STORED IN ANY RESIDENTIAL DISTRICT FOR ANY REASON UNLESS SHELTERED IN AN ENCLOSED, ROOFED BUILDING.**

12.7.5 Garage, yard, **TAG**, and cellar sales not to exceed [two]**THREE** consecutive days shall be permitted twice on any one calendar year on any piece of property. A permit must be procured for each sale from the [Zoning Enforcement Officer]**LAND USE OFFICE STAFF** for a fee established by the Commission.

Regarding Shop and Storage Use for Contractors and Building Tradesmen:

13.16.1 **IN THE RESIDENTIAL DISTRICT**, any such use shall be conducted by the resident owner of the premises, and shall be subordinate to the main use of the premises for residential purposes, and shall be a use customarily incidental to the work of such resident owner tradesman performed off the premises.

13.18 Commercial Kennel **OR SMALL ANIMAL RESCUE OPERATION.**

(The remainder of this section is unchanged.)