

Zoning Commission

MINUTES  
Special Meeting  
May 29, 2014

3:30 p.m.

Lower Level Meeting Room

MEMBERS PRESENT: Mr. Solley, Mr. Reich  
STAFF PRESENT: Mr. Ajello, Mrs. Hill

Mr. Solley called the meeting to order at 3:45 p.m., noting this was a subcommittee meeting to work on the revision of the Zoning Regulations.

Mrs. Hill had prepared a document, "Revision of the Zoning Regulations, Phase II, Sections 13-21," dated 5/29/14, which listed the revisions that had been agreed upon to date. Several were discussed and clarified. Several further revisions were made.

Sections 13.11.2.G and 13.11.3.G: The phrase, "except in connection with an agricultural use," was deleted. Dwelling units for farm employees and seasonal farm help is an issue that requires a thorough review and will be considered in the future.

Full Bath: This term has been inserted in Section 13 and a definition will be added in Section 21.

Buildings, Uses, and Facilities of the Town of Washington: Mr. Solley asked why this use was permitted by Special Permit only in the R-1 District. It was the consensus that this Special Permit use should be added to each district.

Section 21.1.30 Float: This definition was revised to: A wooden, synthetic, metal, or inflatable buoyant platform used for recreational purposes, which is not a vessel, allows the free movement of water underneath, and is removable on a seasonal basis.

Section 6.6.1: Two changes were agreed upon. 1) The sentence, "See the definition of Float in Section 21" will be added. 2) "5 feet" was revised to "10 feet" to state that floats "cannot be anchored closer than 10 feet to the shoreline."

Section 13.1.C: The second sentence was revised to: "The completed form shall be submitted with appropriate

documentation, which fully describes the proposed modification(s), the reason(s) for the modification(s), and the appropriate fee.”

April 13, 2014 Memo from the Conservation Commission: The Conservation Commission's concerns re: excessive tree clearing, development on steep slopes, and the potential for landslides was noted. It was thought that this could be addressed either in Section 14.7 or in Section 13. This will be discussed in the future.

Previous Revisions to Section 6: It was again noted that several revisions to the proposed text had been made at the public hearing and these had not been included in the revised Regulations that had been sent to the commissioners. These will be included in the Regulations when the new website is in operation. Also, revised pages will be provided to the Zoning commissioners at the next meeting.

The next subcommittee meeting was scheduled for 9:30 a.m. on Tuesday, June 17, 2014 in the Lower Level Meeting Room.

Mr. Solley adjourned the meeting at 5:01 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Janet M. Hill, Land Use Administrator