

Zoning Commission

MINUTES
Special Meeting
July 8, 2014

9:30 a.m.

lower level meeting room

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

Mr. Solley called the revision of the Regulations subcommittee meeting to order at 9:30 a.m.

Section 13: There was a brief review of proposed revisions agreed upon by the subcommittee to date for Section 13 through Section 13.14.

Section 13.15: Town of Washington or Non Profit Sponsored

Affordable Housing: It was noted this was on the list of more complicated issues to be discussed and possibly revised in the future. Mr. Solley said there had long been talk that all affordable housing should be permitted under the Zoning Regulations, but with more restrictive requirements than under the state statutes. It was also noted that Mr. Charles had submitted language for the rewrite of this section and that it should be reviewed in the future. Regarding specific sections of 13.15, the following was decided:

Section 13.15.2: The minimum dwelling unit size will not be changed.

Section 13.15.5: A second sentence will be added: "The Commission may also require buffering or fencing to screen parking areas."

Section 13.16: Shop and Storage Use by Contractors and Building

Tradesmen: Several revisions were drafted with the main goal of eliminating the requirement that the shop owner must live on the premises in any business district. The proposed revisions to this section are:

Section 13.16.1: Add the phrase, In the R-1, Farming-Residential District..." to the beginning of this sentence.

Sections 8.4.8 and 7.4.8: Add: "...per Section 13.16" at the end of each of these sections.

Section 13.16.2: The first sentence was revised to: "No retail sales shall occur on the residential premises in the R-1, Farming-Residential District."

Section 13.16.5: The first sentence in this section will be changed to: "No such shop in the R-1, Farming-Residential District shall occupy a total floor area in a residence greater than 33% or the total square footage of an accessory structure."

Section 13.16.7: Two revisions were proposed. 1) The duration of the permit will be increased to three years. 2) "Without reapplication" will be changed to: "by written request."

Section 13.18: Commercial Kennel: It was noted that the problems associated with commercial kennels also occur for animal shelters that may not be commercial or for profit. After a lengthy discussion the following revisions were proposed.

Sections 13.8 and 21.1.14: 1) Delete "for commercial gain" so that this section pertains to both commercial and non profit operations. 2) Change the title of both sections to: "Kennel, Commercial or Private." This language will also have to be changed in the regulations for each district where this use is permitted.

Section 13.19: Telecommunication Facilities, etc: This section will be discussed in detail in the future.

Section 13.20: Outdoor Wood Burning Furnaces: This section was briefly discussed, but no revisions were needed.

Sections 14.7 - 14.17: Mrs. Hill noted that years ago Land Tech Consultants had drafted language for these sections, but due to other pressing matters, the Zoning Commission had never adopted the recommended revisions. She suggested the Land Tech draft would be an appropriate base on which to begin the current review.

The next subcommittee meeting was scheduled for Tuesday, July 22, 2014 at 9:30 a.m. in the lower level meeting room.
Mr. Solley adjourned the meeting at 11:20 a.m.

FILED SUBJECT TO APPROVAL
Respectfully submitted,

Janet M. Hill
Land Use Administrator