

Zoning Commission

MINUTES

Public Hearings - Regular Meeting
November 23, 2015

7:30 p.m.

Main Level Meeting Room

MEMBERS PRESENT: Mr. Solley, Mr. Brinton, Mr. Werkhoven,
 Mr. Averill
ABSENT: Mr. Reich
STAFF PRESENT: Mrs. Hill, Ms. Pennell
ALSO PRESENT: Mr. Zekas

REGULAR MEETING:

Mr. Solley called the meeting to order at 7:30 p.m. and seated members Solley, Mr. Brinton, Mr. Werkhoven, Mr. Averill

Consideration of Minutes:

MOTION: To accept the October 26, 2015 regular meeting minutes as written. By Mr. Solley, seconded by Mr. Brinton, approved 4-0.

Pending Applications:

Bitar/36 Carmel Hill Road/Special Permit: Section 13.11.3/Detached Accessory Apartment:

MOTION: To hold a Public Hearing on December 28, 2015 at 7:30 in the Upper Main Level Meeting Room at Bryan Memorial Town Hall to consider Bitar/36 Carmel Hill Road/Special Permit: Section 13.11.3/Detached Accessory Apartment. By Mr. Solley, seconded by Mr. Brinton, approved 4-0.

New Applications:**The Gunnery, Inc./99 Green Hill Road/Special Permit: Section 4.4.10/Demolish Dorm, Build a New Dorm.**

MOTION: To hold a Public Hearing on December 28, 2015 at 7:30 in the Upper Main Level Meeting Room at Bryan Memorial Town Hall to consider the special permit for: The Gunnery, Inc.,/99 Green Hill Road/Special Permit: Section 4.4.10/Detached Accessory Apartment. By Mr. Solley, seconded by Mr. Brinton, approved 4-0.

Other Business:

Mr. Zekas, Business Manager of the Gunnery, stated that they would like to open the dorm up for next school year. Mr. Zekas is concerned about the time line to get this accomplished. He stated would like to begin the excavation in December, not the foundation. Mr. Solley stated that the Commission is not able tell The Gunnery it may begin excavation before the Special Permit is approved.

Enforcement Report:

The Enforcement Report dated November 23, 2015 was circulated and reviewed.

Communications:

N/A

Privilege of the Floor:

N/A

Administrative Business:

On November 23, 2015, Nick Solley, Janet Hill and Mark Lyon met with Pamela Taylor from Environment and Human Health, Inc. Ms. Taylor is traveling throughout the state advising towns, Zoning Commissions and other individuals regarding the health issues related to outdoor wood furnaces. Mr. Solley did note that Washington does have regulations that basically state that by special permit residents can install outdoor wood furnaces. Ms. Taylor gave material on this topic for Commission to review. She favors a revision of the Zoning Regulations to prohibit outdoor wood furnaces.

Mr. Solley discussed having a subcommittee meeting at some point in January to continue work on proposed revisions to The Zoning Regulations. This was scheduled for 9:30 a.m. on December 28, 2015 in the lower level meeting room.

MOTION: To adjourn the meeting. By Mr. Brinton, seconded by Mr. Averill.

Mr. Solley adjourned the Meeting at 7:55 p.m.

FILED SUBJECT TO APPROVAL

By: _____
Donna Pennell, Land Use Clerk
November 24, 2015