
**Planning Board Minutes
October 7, 2021**

Planning Board Members Present, Steve Lester, Daniel Compton, Julie Pellett, Matt Rogers, Michael Woodruff.

Absent: Fred Fink, Michael Donohoe

Others Present, Kimberly Rayburn (Secretary), James Kier (Building & Zoning), Todd Hawkins (Applicant)

Lester opened the meeting at 7:30 pm.

- I.** Review and forward to the ZBA # TV6-21 / Area Variance, Owner, Todd Hawkins of 2840 St Rt 444 tax # 80.00-1-39.000. Request to place a barn 60 ft from the front row where 75 ft is required. His existing SF home sits 53 feet from the ROW.

A discussion was held regarding the map. Woodruff stated that the location makes sense as Hawkins will have access with his existing driveway. It will be placed behind some existing trees so it will have some buffering from Rt 444.

Woodruff motioned and Rogers seconded to forward TV6-21 Area Variance to the Zoning Board of Appeals for Owner, Todd Hawkins of 2840 St Rt 444. Tax # 80.00-1-39.000. Request to place a barn 60 ft from the front row where 75 ft is required. His existing SF home sits 53 feet from the ROW.

Whereas:

- 1. For reasons discussed in the minutes.**

Record of Vote:

Lester Aye Compton Aye Woodruff Aye Rogers Aye

All Board members present voted Aye, Vote was carried. Pellett arrived after vote.

II. Discussions:

Code and zoning changes

A discussion was held regarding the RR-1 Rural Residential District located on State Rt's 5 & 20 between St Rt 64 and St Rt 444. It was previously suggested in a Comprehensive Plan committee meeting to change this district from RR-1 to an AR-2 Agricultural Rural Residential District.

Rayburn had put together a list of differences in the RR-1 District and the AR-2 District and explained them to the Board. Some of these included the size of the lots, the setback differences and the removal of allowable uses.

She and other Board members felt that the AR-2 District change would put stricter regulations in place for the properties currently zoned RR-1. Rogers stated that if there were no benefits and no big advantage to making the change, then it shouldn't be done. The discussion was tabled for further discussion.

A discussion was held on the CC Community Commercial District and the LI Limited Industrial District around State Rt's 5 & 20 and State Rt 64. It was suggested that the LI District located on the west side of the Other Half Brewery on 5 & 20 be changed to commercial and also the field beyond The Ski Company on Str Rt 64 become commercial following property lines and the remaining portion of the next field be changed to AR-2.

A continued discussion was held on the front portion of West Park Drive. Woodruff proposed a mixed use of commercial in the front bottom portion and residential on the second floor as there is both Town water and sewer already there.

A brief discussion was held on accessory dwelling setbacks and the additions of a garage onto the accessory dwelling. The Accessory dwelling will meet the setback of an accessory structure and the Board feels that a garage may be ok, each one will be reviewed when a Special Use Permit is applied for.

The question came up regarding the number of political signs that are allowed on Town properties. Rayburn stated it was 4.

The list for future discussion will be as follows:

1. Review the Comprehensive Plan's suggested updates for zoning districts changes
2. 5 G placement of antenna's
3. Cannabis
4. Battery Storage

III. Meeting Adjourned

Pellett motioned and Lester seconded to adjourn @ 9:00 pm.

All Board members present voted Aye, with the exception of Compton. Vote was carried.

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary