

PLANNING & ZONING COMMISSION REGULAR ZOOM MEETING SEPTEMBER 14, 2021

Present: Regular members Keith Bodwell, James LaPorta, Stephen Saccardi (in 7:10PM), Phill West, alternate members Bruce Bennett, Will Evans and Christine Gray and LUA/ZEO Karen Griswold Nelson.

Absent: Anna Timell

Others present: Ex-officio member Gordon Ridgway.

Vice chairman James LaPorta called the meeting to order at 7:03PM with a quorum established. Bruce Bennett was seated for Steve Saccardi (until his arrival), Christine Gray for the regular position vacated by Jill Cutler and Will Evans for Anna Timell. All members and staff participated in the evening's proceedings.

PUBLIC HEARING (Continued from August as amended)

SP253 SPECIAL PERMIT FOR A MAJOR HOME BUSINESS– Joshua Tyson and Catherine Hosterman as per SECTION 8.16 HOME BUSINESSES – 118 College Street.

Information made part of the record. (Forwarded to the Commission, on file in the Land Use office and posted on the Town website 24 hours in advance of the meeting)

Application #253 including Application form, Site plan with supporting information, (building elevations), Narrative and Correspondence received, (on file in the Land Use office and posted on the Town website 24 hours in advance of the meeting)

LUA Griswold Nelson addressed a defect in noticing (date listed on the website and newspaper) and recommended that the hearing be opened and continued.

Motion made by Mr. West, seconded by Mr. Bodwell, to continue the public hearing for the Special permit to a special meeting by Zoom on Tue September 28, 2021; unanimously approved.

REGULAR ZONING MEETING:

ZONING APPLICATIONS: Listed at end of agenda

ADDITIONS TO THE AGENDA

Motion made by Mr. Bodwell, seconded by Mr. West, to amend the agenda to add

Zoning Permits. Motion unanimously approved

ZP#1126 – Kless/Dobson - In ground pool – 142 Sharon Goshen Turnpike – permit approved

ZP#1127 Marc Falato and Pun Punyaratabanhu – Construction of a 20' x 28' non-residential accessory structure – 87 Sharon Goshen Turnpike. Permit approved.

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1. APPROVAL OF MINUTES: July 13th and August 10th regular meeting minutes.

Motion made by Ms. Gray, seconded by Mr. West, to approve the minutes of the July 13th and August 10, 2021 regular meetings as presented: motion unanimously approved.

2. NEW APPLICATIONS. None

3. PENDING APPLICATIONS:

SP253 SPECIAL PERMIT FOR A MAJOR HOME BUSINESS– Joshua Tyson and Catherine Hosterman as per SECTION 8.16 HOME BUSINESSES – – 118 College Street Continued to September 28, 2021

4. STAFF REPORTS

LUA/CZEO – Karen Griswold Nelson

K. Nelson addressed work started to amend land use application forms (zoning permits, special permits, etc.) to address current regulations, qualification of home based businesses, “. Griswold Nelson addressed the need to discuss some of the changes for statutory compliance, citing two examples that address character of the neighborhood” and as of right “detached accessory apartments” at upcoming workshop meetings. Steve Saccardi in 7:23PM. There was general discussion of timing, discussion and process needed to address the changes with the discussion of additional meetings. There was discussion of subcommittees being established and the legal process for subcommittee meetings (noticing, agendas and the question of public comment).

5. CORRESPONDENCE AND COMMUNICATIONS.

Notification of NWCOG Fifth Thursday meeting, September 30, 2021 - correspondence – clarification of zoom only.

6. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION

Gordon Ridgway addressed the current work of the state mandated Housing Subcommittee and their draft Plan set for hearing on October 20th, noting that the Draft plan addressed recommendations for accessory apartments. Gordon addressed the issue of cannabis sales allowed or not and the possibility of a moratorium. It was suggested that a second monthly workshop meeting might be needed starting in the fall. In response to questions, Gordon stated that he expected meetings to stay zoom and not hybrid in the foreseeable future due to safety issues. The matter of immediate issues for discussion, subcommittees, and workshop meetings, and timing of workshop meeting was to be added to the special meeting and addressed if time allowed.

7. ADJOURNMENT.

Motion made by Mr. Wes, seconded by Mr. Bodwell to adjourn at 7:30PM; unanimously approved.

Respectfully submitted, Karen Griswold Nelson