

PLANNING & ZONING COMMISSION REGULAR ZOOM MEETING OCTOBER 12, 2021

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

Absent: Ann Timell, Phill West, and Will Evans

Others present: Planning Consultant Janell Mullen and ex-officio member Gordon Ridgway.

Vice chairman James LaPorta called the meeting to order at 7:05PM with a quorum established. Alternate Bruce Bennett was seated for Ann Timell and Christine Gray seated for Phill West.

REGULAR ZONING MEETING:

1. APPROVAL OF MINUTES: September 28th, 2021 special meeting

Motion made by Keith Bodwell, seconded by Christine Gray to approve the minutes as presented; unanimously approved.

2. NEW APPLICATIONS. None.

3. PENDING APPLICATIONS. None.

4. STAFF REPORTS

LUA/CZEO – Karen Griswold Nelson

Griswold Nelson addressed continuing work on updating permits and the relationship of proposed regulatory changes to consistency between land use permits.

Zoning permits, made part of the amended agenda posted on the website, were made part of the records.

ZP#1126 Town of Cornwall – Garden shed in support of community garden/Kent Road. Permit approved.

ZP#1129 – Lea Zimany – 20’ X 20” accessory storage shed – 94 College Street.

ZP#1130—Jim Herritty and Libby Mitchell - Construction of a single family residence – 120 Dibble Hill Road.

ZP##1131 – Carroll Dunham/Laurie Simmons – Proposed alterations to interior space of an existing structure to create studio/storage/work space and placement of a generator and underground propane tank (non-commercial) - Jewell Street. Permits approved.

5. CORRESPONDENCE AND COMMUNICATIONS.

- **Housing Forum draft plan**
- **YouTube links to September 30th 5th Thursday meeting on Lake Health.**

Griswold Nelson acknowledged the receipt of email correspondence after Land Use Office posted hours from Joanne Wojtusiak, stating that the correspondence had been received and was available in the Land Use office. Note was made (kgn) that public comment was not on the agenda.

6. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.

Planning Consultant Janell Mullen addressed the October 28th Housing draft plan Forum, giving an overview of the Plan process, the context and the content of the draft Plan, and the method for providing public comment electronically prior to the Forum and the public comment that night. Ms. Mullen addressed the P&Z Commission's purview in addressing the Draft Plan in accordance with the existing Town Plan of Conservation and Development.

7. WORKSHOP MEETING - Workshop for commission members and staff on regulatory changes with Planning Consultant Janell Mullen.

Affordable Housing:

The Commission discussed the benefit of aligning the five-year timetable of the Affordable Housing plan with the ten-year timetable of the POCA. The Land Use consultant recommended simply embedding the AH Plan in the current POCA with concurrence by the Commission.

Opt-Outs:

The changes in the state zoning enabling regulations were effective October 1, 2021.

The changes in Article 21-29 will be effective October 1, 2023. Given those dates, the Commission decided to postpone any specific action on Opt-Outs. Janell briefly summarized the major changes required by this legislation.

Reformatting Project:

The Commission again discussed the need/desire to reformat the current regulations to bring them up to date in terms of terminology, make sure they are up-to-date with state statutes, add definitions for clarity, ensure consistency and generally reorganize the sections to make them more user-friendly to the general public. This was labelled "housekeeping work" by the Land Use Consultant. Commission members spoke to their longstanding awareness of the necessity of this project. Bruce Bennett suggested that a time-line be created with concurrence by the Commission. Estimates of a 6-12 month timetable for the reformatting project were noted. Janell shared her ideas about how to restructure the regulations. The Commission concurred that a Use Table would be very helpful. Janell will bring a Use Table to the next meeting. In answer to a question about whether we would need public hearings as we go along, Janell and James indicated that no new regulations would be included.

8. ADJOURNMENT

Motion made by Mr. Bodwell, seconded by Mr. Saccardi, to adjourn at 8:06PM; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson