

**Minutes**  
Shoreham Planning Commission  
Shoreham Elementary School  
Public Forum on Proposed Zoning ByLaws  
September 6, 2006

**Present:** Terry Eagan, Bob Fisher, Karen Shackett, Glenn Symon, Will Stevens

**Guests:** Edwin James, Art Remick, Phil Kivlin, Cora Waag, Scott Stanley, Jeff Bronson,

Continued review of proposed ZBL's:

Art Remick: Is still looking for "Word" version of draft ZBL to post comments on.

Karen Shackett : Apologized for not having it yet, and promised a version to be posted on town web site very soon.

**Article 7 ADMINISTRATION & ENFORCEMENT**

**Section 7.01 Zoning Administrator**

Art Remick: Is it state statute that the Zoning Administrator is nominated by the Planning Commission?

Planning Commission believes that it is, but will confirm this.

**7.02 Zoning Permit**

(E)(1) Phil Kivlin: As ZA, recommends striking ... "or other municipal body..."

Also; Should ZA deal with all municipal approval issues? Currently ZA deals with most but not all municipal permitting issues, for example, ZA does not issue Access Permits.

(2) Phil: ADD: ... "and the plat, *or deed description* has been..."

(G) Art: What is the purpose of posting Zoning Permits.

Phil- It allows 15 days for specific appeals by a neighbor.

Meeting adjourned at 8:55 pm.

Next meeting scheduled for Wednesday, September 6, 2006; 7 pm at the Shoreham Elementary School.

**7.03 Certificate of Compliance**

(A)(4)(5) Phil: Can time to take action change from seven days to fourteen days?

Glenn Symon: Town should be responsible to respond to requests for Certificates of Compliance in a timely manner.

Jeff Bronson: Should permitting fees be increased if ZA is spending a lot of time checking on compliance?

Jeff: Should Certificates of Compliance only be required in situations where compliance may be in question, like building close to a setback line. Otherwise why bother.

Glenn: The Planning Commission needs to work with Phil to clarify language in Sec. 7.03.

**7.04 Planning Commission and Zoning Board of Adjustment**

Phil-Does this match statute (Sec 4460)?

**7.05-** No public comment

**7.06-**Change "Development Review Board" to "Planning Commission or Zoning Board of Adjustment"

**7.07-7.14-**No public comment

**Zoning Map-**

Cora Waag: Can map be adjusted to have preexisting businesses zoned commercial?  
Discussion of what commercial activities are permitted with conditional use in the AG District.

Ed James: All of Route 22a should be zoned commercial.

Jeff Bronson: All of Town owned "Farnham Property" should all be zoned Village Commercial or Residential not AG.

Public written comments on the draft ZBL will still be accepted.

Meeting Adjourned 9:00 pm

Respectfully submitted-

Terry Eagan, Shoreham Planning Commission