

**Selectboard Special Meeting
Review of Proposed Zoning Regulations
January 7, 2008
7:00 – 9:40 p.m.**

Present: Paul Saenger, Bob Warren, Steve Goodrich, Art Remick, Marthe Fisher
Guests: Bob Growney, Scott Stanley, Karen Shackett,
Jeremiah Parker

Call to order:

Paul called the meeting to order at 7:00p.m.

Announcements, Additions:

- Paul noted that Mary Jane has indicated she will not be seeking another term as Town Clerk.
- Steve noted there is an issue to be resolved with Betcha on clearing of turn-arounds
- Art noted that Benj Depman has reviewed the Keefe contract for the Newton Academy roof; it appears to be the standard contract for this type of work; in extreme circumstances (such as a natural disaster) where the building is irreparably damaged, neither the town nor the contractor bears a responsibility to continue with the contract or payments.
- Bob made a motion that the Selectboard sign the Keefe contract for the Newton Academy roof. Marthe SECONDED; motion passed. Paul signed for the board.

Zoning—Review of Proposed Regulations of July 9, 2007:

Art is on record as maintaining his position that the document as presented is not fit to go to the public for vote.

- After short discussion, general opinion was that the document, having passed from the Planners to the Selectboard, is now the Board's responsibility to either rewrite with edits/corrections or return to the Planners with suggestions about what they would like the Commission to correct.
- Steve MOVED that the Proposed regulations be returned to the Planning Commission with broad suggestions from the Selectboard as to changes they would like to have incorporated into it. Bob SECONDED, motion passed.

Article 1 AUTHORITY, PURPOSE & APPLICABILITY

Article 2 ZONING DISTRICTS & DISTRICT STANDARDS

§2.01 "Flood Hazard Area Overlay" & "Map of Record"—Maps referred to in **(B)** and **(C)** should be provided, or the reference removed.

§2.04 Re Conditional Use for Government Facility: applicable to *all* Districts, not just Village?

§2.11

- Is there a map? Should there be? If so, should it not be part of this document?
- **(B) (3)**—Clarify re deed restrictions (same for C)
- Clarify as to whether or not PUDs are included as well as conserved land.
- There are no defined standards for this District; there should be, just as in other Districts.

Article 3 GENERAL STANDARDS

§3.02 Check consistency of dates (here "one year," **3.0.9 (B)(1)**: "three years")

§3.06

- **(A)**: Owner of 2 or more lots should be able to choose whether to combine or keep separate
- **(B) (2) & (3)**: insert reference to "State approved," "State regs"

§3.09 (A) (3) (a): too broad, covered by (c); remove?

§3.10 (C): Why "all" districts? Prefer to allow in certain areas

§3.12 (B) (3) & (4): What provision is there to accommodate off-street parking , specifically for businesses to accomplish this?

§3.13 (A): What is the purpose of this?

§3.16 (A): "...all districts..." Town doesn't regulate this in Ag district, State does.

§3.17 (C) (3): [per Bob Growney/Waste Water Contract] needs to include PUDs,
Commercial, Industrial

§3.18 (A) (1): State regs for Lake Champlain differ, say: "...mean low *low* water mark..."

Article 4 SPECIFIC USE STANDARDS

§4.03 (A): Strike 3, 4, 5

**** §4.06 (A) (3):** Strike? (B) also?

§4.07 (D): "...as it deems appropriate."—Strike to remove ambiguity.

(E): 2nd sentence confusing, insert "active"/"ongoing" to clarify?

§4.12 (A) (2): check re State statute, clarify meaning

§4.13 (A) (3) & (B) (5): Strike, too subjective

§4.15: No reference/provision/section for *heavy* industry, only light—?

§4.17 (B): "...may not..."/"...are not..."—contradictory, unclear

§4.18: Why utility lines required to be buried here, but not elsewhere? This section appears
to zone MHPs out of wastewater access, out of town—?

§4.20 (D): There should be provision for business and public service radio systems

§4.21: Strike entire section

Adjournment:

Steve MOVED to adjourn at 9:40PM, Bob SECONDED, meeting adjourned; to resume at **Article 5** on
Monday, January 21, at 7PM.

Respectfully submitted by,
Robin Conway
Minute Taker

Signed: _____
Marthe Fisher, Secretary
Town of Shoreham Selectboard