

Minutes: October 2, 2018 Planning Board Work Session on zoning proposals

In attendance: Planning Board members Peter Coffin Acting Chairman, Lynn Merrill, Carol Croteau, Peter Bakie, Chris Bashaw,

Glenn Greenwood, Town Planner

Meeting started at 7:00

Greenwood reviewed proposals for amendments to the Town's zoning ordinance regarding agriculture. CC moved and Merrill seconded to send to public hearing in November zoning amendments to add the State definition of agriculture, farms and farming to the Towns definitions section. so voted

After some discussion Merrill moved and CC seconded having a separate definition of agritourism added to our definitions section. So voted.

Motion by Merrill and second by CC to add agriculture, farm and farming to the permitted uses section of Historic District I, Rural Residential District, Commercial zone I, Commercial Zone II and Commercial Zone III. So voted

Motion made by CC and seconded by PB to split the chicken proposal into two proposals. This will need to be reviewed by the Planning Board before sending to public hearing.

Greenwood described the two proposals to amend the building coverage allowances in Commercial zone II and in Zone B of the aquifer protection district. After reviewing the building coverage allowances in other communities it was decided that increasing building coverage where stormwater management techniques will be incorporated to allow recharge, Merrill moved and PB seconded to send these proposals to public hearing. So voted.

Discussion was held regarding changes to the Accessory Dwelling Unit (ADU) ordinance to include new definitions for condominiums, townhouses, and condo units. It was decided to ask counsel about this before moving forward. Greenwood will speak with Attorney Kalman.

Copies of all proposals all attached.

The meeting was closed at 8:30.

Minutes prepared from notes by Glenn Greenwood.

*Accepted as amended (date correction), 11/20/18*