

Section 311 - Accessory structures – maximum size of Accessory buildings, the numbers have been edited to eliminate gaps. They discussed gross floor area and gross living area. Intention is to use existing language and definitions that we already have in our ordinance. Why do we need living area in there, accessory structures do not relate to living area? Bryer noted that Chris Costa wants to change to gross area, which makes sense since we are concerned to the massing of the structures.

AFDU – Article 14, Commissioner Cochran asked if this refers to attached or not attached. Either. Sometimes there are more than one structure on a property. Because we are not counting square footage below ground, we are only concerned with what appears above ground from the street level. This potentially makes the accessory structure smaller. Discussion ensued about the size being too restrictive since it is suggested that we go to 30% from 50%. Lisa Bryer has no problem going back to 50%. Detached structures are asked to meet the setbacks of the primary structure or they go to zoning for a variance.

Lighting

Commissioner Enright asked if the Town is currently in compliance? The Police and Fire Depts, highway garage, Sewer and Water Plants and others may not comply because of security lighting. That should be exempt. Horsley Witten has followed the “dark sky” ordinance similar to Charlestown. They noted that there would not be harm to leave it as is also.

Alternative Energy

The state is considering putting ordinances in for municipalities for renewable energy. It might pass, although it did not previously. Should we wait and see what happens at the state prior to make a decision? Lisa Bryer said we do not address it in our ordinance now and we need to. Chris Costa has determined that if you are producing more than what you need on your site it is considered commercial. We have proposals coming up here in Jamestown, and that is all I can tell them noted Lisa Bryer. We need more guidance.

Temporary Pop Up Uses

Having agricultural events on private property involves licensing, permitting. It is worthwhile to put in zoning to not allow pop ups in residential areas. Bryer said this could include Flea markets, farmers market etc. , putting use table if there are certain districts where it should not be.

B&B short term rentals is a separate issue. It was recommended by Horsley Witten and agreed by the Planning Commission that if we address it, it will be a separate ordinance, not in Zoning. The council will make that policy decision, if Planning Commission has a recommendation, you can present it to the town council.

Parking – it was discussed that the town eliminating parking requirements east of the fire station. Lisa noted that shared parking is not really working. It is hard to enforce and track. Another problem with it is that it can go away at any time, complicating existing uses significantly such as restaurant owners being asked to reduce the number of seating in restaurant based on losing some shared parking. They can always go to zoning for a variance.

VII. New Business – nothing at this time

VIII. Adjournment

Commissioner Enright made a motion and Commissioner Cochran seconded the motion to adjourn the meeting at 8:27 p.m. So unanimously voted.

Attest:



Cynthia L. Reppe