

MEETING MINUTES
July 24, 2007

7:10 p.m. Meeting called to order.

Attendance: Karl Haglund, Chair; Sami Baghdady; and Andres Rojas
Jeffrey Wheeler, Staff (arrived at 7:45 p.m.)

7:20 p.m. Discussion - Residential Parking

The Board reviewed a memo regarding residential parking in Town drafted by Jay Szklut. The memo outlined existing rules and regulations, discussed problems and issues, and proposed recommendations. The memo also tried to address the impacts created by the existing laws and what may happen if the laws were changed. This was a draft memo and would be further edited and submitted to the Board.

The Board read through the document, discussed it at length, and made various edits and recommendations. The Board discussed various issues that effect parking and driveways. One approach the Board attempted to include was limiting the size of the driveway and areas where cars can be parked instead of limiting the number of vehicles that can park within the driveway as the law is currently written.

The Board also tried to increase landscape buffers between driveways and snow storage requirements. Jeffrey reminded the Board to consider how these regulations would be implemented if a property was renovated instead of constructed brand new. How would these regulations effect existing properties?

The Board also made an effort to look at SC and GR districts the same way, they did not want any distinctions between these districts. The Board recognized, however, that this was a difficult task because the GR lots are much smaller than the SC ones and the vast majority of the buildings within the GR districts were built years ago when cars were not a predominant as they are now.

An added difficulty the Board realized was providing driveways and parking spaces for condominiums and townhouses (side by side dwelling units) which want separate driveways and parking areas.

8:40 p.m. Discussion - Potential Housekeeping Zoning Amendments

Jeffrey provided a list of zoning amendments that the Board decided at its last meeting that they may want to present to a fall special town meeting if such a meeting is to occur. He provided draft language for each of the different amendments -

1. Use of Church Parking Lots – Jeffrey provided a list of churches and indicated the zoning districts that they were located in and if the church had on-site parking. The

Board questioned whether the amendment should include other properties besides churches that might have on-site parking that could be used by others.

2. Front Yard Setback Requirements for Accessory Structures - The Board felt that this was a straightforward amendment and that there should be no controversy regarding its passage.

3. Banks by Special Permit Only – The Board felt a tremendous sense of urgency to adopt this amendment. The Board discussed how to regulate Automatic Teller Machines (ATMs) and concluded that they do not want ATMs mounted on the exterior of buildings or freestanding but felt that ATMS located within a business (such as a convenience store) was acceptable.

4. Eliminating Side and Rear Setbacks from LBI (GB as well) – The proposed amendment would include the side and rear yard setbacks for the GB district as well since this district also lists them as “6’ or none”. Sami Baghdady expressed concern about removing the rear yard setback and how buildings would provide a second means of egress and where dumpsters would be located. Jeffrey explained that the Building Code addresses some of these issues and that they would need to be addressed prior to the issuance of a building permit. Andy Rojas stated that between lot coverage, open space, parking, FAR and landscape/screening requirements that the rear yard setback would not be an issue. The Board did acknowledge that eliminating rear yards was one way of cleaning up the rear of commercial properties.

The Board decided to go forward to public hearings with 3 of these amendments – eliminating the side and rear yard setbacks was placed on hold. The Board discussed the pros and cons regarding this amendment and decided that it was not a pressing issue. The Board agreed to schedule public hearings at its August 28 meeting provided that a quorum will be present.

9:40 p.m. Meeting Adjourned

Next Meeting: Tuesday, August 28, 2007

7:00 p.m.

Town Hall, Conference Room 2