

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Special Meeting
Tuesday, November 15, 2016
Clifford B. Green Meeting Center
69 South Main Street
6:30 p.m.**

MINUTES

I. Call to Order - Chair, Carlene Kelleher, called the meeting to order at 6:30 p.m.

II. Roll Call – C. Kelleher; Craig Dunlop; David Fuss; A. Kerouac; Jeryl Mohn; Jules D’Agostino. Alan Carpenter and Dale Thompson were absent with notice. Michelle Sigfridson was absent.

Staff Present – Jana Roberson, Director of Community Development.

III. Seating of Alternates:

Motion by D. Fuss to seat J. D’Agostino as a voting member in the absence of A. Carpenter, M. Sigfridson and D. Thompson. Second by C. Dunlop. Motion carried unanimously (5-0-0).

I. Public Commentary – None.

II. New Business – None.

III. Old Business

1. Release of final Walmart landscaping bond.

J. Roberson explained that 90 percent of the landscaping bond had already been released. There was some erosion on a slope on the south side of the parking lot which has been fixed and she is now comfortable with releasing the remaining 10 percent. There was discussion regarding dead trees. The Commission was in agreement that they should drive by to decide if any trees need to be removed before releasing the remaining 10 percent. This will be on put on next month’s agenda for action.

2. Review/Discussion Draft of the Regulations Re-Write.

J. Roberson provided copies of zoning maps for viewing by the Commission Members. She explained where the Restricted Business (on Route 6 and Route 205) and Neighborhood Commercial (East Brooklyn on the north side of South Main Street) Zones are.

4.B. Neighborhood Commercial Zone

- 4.B.2.1.1 - Changed from reserved to not permitted.
- 4.B.2.2.3 - Remove Multi-Family Development.

- 4.B.2.2.4 - Remove Elderly Housing Development.
- 4.B.2.3 - Add the definition of Retail Floor Area to the list of definitions (it includes the areas accessible to the public).
 - 4.B.2.3.1 - No change - staying with 500 square feet.
 - 4.B.2.4.1 - to read, “Mixed use development (separate uses in separate buildings).
 - Add 4.B.2.4.2, to read, “Mixed occupancy building (s) with first floor business use and up to two dwellings units on upper floors. Both by special permit.

There was discussion regarding owning a home and using it for a business, but renting the dwelling to someone else (which is not permitted now). The Map Committee may reconvene to discuss this.

There was discussion regarding a zone boundary line change on South Main Street vs. home business/professional office as a way to preserve some of the older homes. J. Roberson will check with the Assessor regarding the impact on assessments. There was a consensus to down zone the north side of the Street and up zone the south side of the Street so they match (allow less uses). To consult with EDC regarding a walkable neighborhood.

There was discussion regarding small wind turbines and solar panels (letter dated August 16, 2016, from Jules D’Agostino). J. Roberson will ask Consultant, Glenn Chalder, to research and come up with basic standards regarding these issues. She will provide the Commission Members and Mr. Chalder with information obtained by J. D’Agostino. This will be discussed again at a future meeting.

The Commission continued with its review of the Draft Regulations:

- 4.B.2.3.7 - Put a cap on it?
- 4.B.2.3.10 – There was discussion regarding whether to remove Health and/or Membership Club
- 4.B.2.5.1 - Not Permitted.
- 4.B.2.7.3 – Remove Funeral Parlor
- 4.B.3.3.1 – Not Permitted.
- 4.B.3.4.1, 2, 3 – see discussion above regarding wind turbines and solar panels.
- 4.B.4.1.1 – No change - staying with 10,000 s.f.
- 4.B.5 – J. Roberson stated that she had asked Mr. Chalder to put this information for access management in the PC Zone and that it was put in this section accidentally. A. Kerouac stated that he would like something in the NC Zone regarding parking for neighboring lots (there are only two lots). J. Roberson will review as she does not want to eliminate the possibility for shared parking.

4.C. Restricted Business Zone

- 4.C.2.1.1 – Changed from reserved to not permitted.
- 4.C.2.2.3 - Remove Multi-Family Development.
- 4.C.2.2.4 – Remove Elderly Housing Development.
There was discussion regarding extending RB (Route 6) to Prince Hill.
There was discussion regarding Elderly Housing.
- 4.C.2.3.1 - No change - staying with 500 square feet.

- 4.C.2.4.1 - to read, “Mixed use development (separate uses in separate buildings).
- Add 4.C.2.4.2, to read, “Mixed occupancy building (s) with first floor business use and up to two dwellings units on upper floors. Both by special permit. There was discussion regarding Industrial-Related Uses.
4.C.3.4.1 – There was discussion regarding automobile sales and it was decided to keep it here.
- 4.C.3.4.2, 3, 4 – see discussion above regarding wind turbines and solar panels.
- 4.C.4.1.1 – No change – staying with 20,000 s.f.

4.D. Planned Commercial Zone

- 4.D.2.1.1 -_Changed from reserved to not permitted.
- 4.D.2.2.1 -_Changed from reserved to not permitted.
- 4.D.2.3.15 – No change - there was discussion. There is now a definition for gas station. J. Roberson explained that the State Statute does not supersede Zoning Regulations.
- 4.D.3.2.2 – There was discussion. It was decided to remove Bed & Breakfast and replace it with Home Business by site plan review.
- 4.D.3.2.3 & 4.D.3.2.4 - There was discussion regarding Family Day Care Home and Group Day Care Home. J. Roberson will check with Mr. Chalder whether Family Day Care should be by Zoning Permit also.
- 4.D.3.3 – Remove the Accessory to a Farm section.
- 4.D.3.4.1 – There was discussion regarding clothing donation bins. There was a consensus to allow these only at the Transfer Station (remove from PC Zone). The ones at churches would be grandfathered. J. Roberson will investigate with Resource Recovery regarding the possibility of locating them at the Transfer Station. She stated that ZEO, Martha Fraenkel, has been pursuing enforcement.
- 4.D.3.4.2, 3, 4 - see discussion above regarding wind turbines and solar panels.
- 4.D.2.3.14 - There was discussion regarding the definition of adult-related uses and the definition of theatre.

D. Fuss left at 9:00 p.m.

There was a consensus to change the definition of theatre (page 31) to read, “A building or part of a building which is used for the commercial showing of films; or presentations of live entertainment exclusive of adult-related uses.” They do not want adult-related uses to apply to films.

- 4.D.4.1.1 - No change – staying with 30,000 s.f.
- 4.D.4.3.2.b There was discussion regarding changing from 3 story to 2 story, but still keep the maximum height at 40 feet.
- 4.D.4.3.3 – There was discussion regarding whether to put a cap on the Maximum Building Size (gross floor area). J. Roberson referred to the recommendations of Paula Stahl’s Report (Planned Commercial Fiscal Analysis and Conceptual Development Study – #4 To limit the number of big box national chains, regulate the maximum footprint per retail business vs. per building to 30,000 to 65,000 s.f.). There was discussion regarding the size of area stores such as Big Y. J. Roberson suggested using 65,000 s.f. J. D’Agostino stated that he would like a cap, but is not sure what size. C. Dunlop and A. Kerouac stated that they like 65,000 s.f. C. Kelleher stated that she prefers not to have a cap, but would agree with 65,000 s.f. if that were a consensus. J. Mohn wants to read Paul

Stahl's Report before making his decision. Commission Members not present will have an opportunity to weigh in at the Special Meeting on November 9th. It was decided to change from Maximum Building Size to Maximum Unit Size.

- There was discussion regarding four parcels with frontage on Brickyard Road (3 parcels on the north side and 1 parcel on the south side). J. Roberson indicated the parcels on the Zoning Map. J. Roberson stated that it is becoming wetlands and that the Planned Commercial Zone Study suggested removing the three parcels and adding the one on the Day Street intersection (southeast corner).

IV. Public Commentary – None.

V. Adjourn

Motion by C. Dunlop to adjourn at 9:52 p.m. Second by A. Kerouac. Motion carried unanimously (5-0-0).

Respectfully submitted,

J.S. Perreault
Recording Secretary