

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
December 7, 2015

Meeting called to order at 6:41 by Joyce Thompson.

Members present: Co-Chairs Joyce Thompson and Linda Swartz; Members, Moisha Blechman, Donn Critchell, Kathy Bainer, Dennis Callahan, Al Huehnel and ZC Consultant Ted Fink

Excused: John Roberts, Elizabeth O'Donnell

Approval of Minutes

Review and approval of the Minutes of November 16 is tabled until the next meeting of the ZC because there were not enough ZC members present at this meeting who had also been at the November 16 meeting.

Use Table Discussion (continued):

Moisha suggested that we allow for residential use within the business district, where people live in apartments above the store-front businesses.

Donn began his discussion of **Accessory Dwelling Units, Class I and Class II**. ZC agrees that this use is acceptable in all districts. Question: What is the difference between Accessory Dwelling Unit Class I and two-family? Answer: Accessory Dwelling Unit is subordinate and incidental to the principal dwelling unit while a two-family is two separate dwelling units which are essentially co-equal in size and purpose.

Boarding House: The current draft use table shows this use as permitted only in the Mixed-Use District. Kathy asked why a boarding house would not be permitted in all residential districts; and, as a result of discussion, the ZC feels that boarding houses should be permitted with site plan review in all zoning districts.

This led to a discussion about "mixed use district" and "business district". In a business district, the dominate use is business. In a mixed use district, there could be a variety of uses; i.e. residential/business, business, residential. At the present time, the ZC is not considering a change in the boundaries of our existing "business district", but we could have mixed uses in the business district and we may decide to create "mixed use overlays" in residential areas. The ZC has not yet tackled Article 30 which deals with zoning districts. Ted will write up a brief description and the purpose of each district (R2, R3, R7 and B1).

Bed & Breakfast: This use is state-regulated. New trend of AirBnB (business name) is actually "short-term rental". B&B operating as a business must be owner-occupied and meet state requirements.

Cabins: Seasonable use. Area of concern: Cabins often look vacant and can become run-down and unkempt; they become an "attractive nuisance" for unauthorized use and can have a negative impact on property values and marketability of neighboring properties. ZC feels it should be permitted in all residential districts (prohibited in Business District) but that the property on which it is located must be at least 7 acres in size.

Camps: A camp is two or more tents, travel trailers, or cabins for seasonal use. Permitted only in 7-acre district with site plan approval. A set of parameters must be developed for the Planning Board.

Dormitories: We will add "hostel" to this category. It will be permitted in all districts with conditions to be established.

Dwelling Group: Contradictory. Will be removed from the Use Table.

Group Homes: This use is state-regulated.

Home Occupation: Class 2 will be eliminated since state regulations do not allow for home occupations in accessory structures. Home Occupations conducted wholly within the primary dwelling unit, will be permitted in all districts. We discussed the difference between a home occupation and a business: the home occupation is incidental and secondary to the home as a residence and is limited by state regulations to 15% of the home. A home occupation should have little to no impact on the neighborhood.

Joyce suggested that the Use Table have a hyperlink to the definition for each use.

Kathy spoke to resident Lois Krasilovsky who said she would be willing to help the ZC by reading through any material we want her to review and provide us with feedback. Lois is involved in real estate and has good knowledge of land uses.

New Business:

From the Commission: None

From the Public: None

Next Meeting:

December 21, 2015 at 6:30 p.m. at the Town Hall. Al is excused. Meetings in January are scheduled for January 4 and 18.

Motion to adjourn: Dennis Callahan

Seconded by: Donn Critchell

Ayes: 5 (Callahan, Critchell, Bainer, Blechman, Huehnel)

Nays: 0

Abstained: 0

Meeting adjourned at 8:40

Public in attendance: None

Prepared by: Linda Swartz