

TOWN OF TAGHKANIC ZONING COMMISSION
November 7, 2016

Due to lack of quorum, an official meeting of the Zoning Commission could not be convened. The members who were present agreed that rather than cancel the meeting, they would stay for a “workshop” to continue review and discussion of Articles 40, 50 and 80.

Members present: Joyce Thompson, Chair; Members: Kathy Bainer; Moisha Blechman; Al Huehnel;
ZC Secretary Linda Swartz
Excused: Elizabeth O’Donnell, John Roberts, Donn Critchell, Ted Fink

Article 40, Use regulations:

Joyce had sent via e-mail Article 40 Version 7a which incorporated the changes made at the October 24 ZC Meeting. Linda compared Version 7a to Versions 6 and 7 and made the following comments:

- Should Uses 24 (Group Home/Community Residence), 26 (Housing, Alternate Care), 27 (Housing, Nursing or Assisted Living), and 28 (Housing, Senior Citizen/Elderly Housing) be grouped together since they are similar? Use #25 (Home Based Business) is stuck in between these housing uses and separates them from each other, but they are related and should be somehow connected. “Group Home/Community Residence” could begin with the word “Housing” like the others, which would keep them together, or they could be listed under one subset for this type of housing (similar to what was done with lodging). Kathy asked where rehabilitation or half-way houses would fall into this type of use. We will ask Ted for guidance. It was suggested that “Home-Based Business” also be listed in the Business Uses section of the Use Table with a cross reference to the Residential Uses section.
- Use 48 should say “Gasoline Filling Station/Convenience Store”
- There was some confusion about when Agri-tourism changed from S to P; when Accessory Dwelling Unit changed from P* to P, and when Eating Establishment changes from S in all districts to SXXP* and then to XXXP*.

We had a brief discussion about hotels. They are allowed in the Mixed Use district with a Special Use Permit. Their placement would be limited by their size and need for parking and sewer and water.

Article 50, Bulk Regulations:

Ted sent Joyce the first draft of Article 50, Bulk Regulations. (Copier at Town Hall was broken, so Joyce could not provide ZC members with a copy for discussion, but she will send it out via e-mail.) Ted took the Bulk Regulations from the existing code and where he felt that revising the text or adding some verbiage would be valuable, he wrote it in. For example, under Density Control Schedule, Ted has added a new section titled “Existing Non-confirming Lots of Record”. All changes are clearly marked. Ted also highlighted certain sections which the ZC should discuss. The new Density Control Schedule appears on the last page of this draft. It is recognized that setbacks cannot be met in the existing Mixed Use (MU) district. In the existing code, the bulk regulations do not allow for more than one dwelling unit per lot. Since this will be changed in the new zoning to allow for an accessory dwelling unit, Ted has accounted for that change in the new bulk regulations.

Article 80, Special Use Permits:

Ted wants to have a discussion about Article 80, Special Use Permits. We received Version 5 of this article in October 2016 which is roughly drafted with questions in nearly all sections for the ZC to consider. ZC members present at this workshop went through the draft article and briefly discussed Ted’s notes:

- Al said the ZC needs to make a clear distinction between Hunt Club and Shooting Preserve. He also reminded the ZC that there are both indoor and outdoor shooting ranges. Our list of Definitions shows that Hunt Club has not yet been defined; Rod & Gun Club must be addressed since it refers to “Club, Membership” which is according to the definition an organization similar to the Elks or Mason; and the definition of “Shooting Preserve” might also need to be tweaked.
- Agri-tourism uses are big crowd draws and need careful consideration for impacts like traffic, parking, noise, and lighting. Would Ag & Markets object to local control? Going through the Planning Board would provide a sense of scope. Limits on the number of parking space could be set in order to limit attendance and minimize traffic. Need to ask Ted.
- Animal Hospital: ZC does not want to allow boarding at animal hospitals due to barking. The definition will be revised to eliminate “boarding”.
- Greenhouse: The general conditions seem to be sufficient
- Housing for farm employees: Keep in 60-J.11 and also place in Article 80-D.4. (Ted’s note says “they could be moved here”; does this mean “they could be copied here”?)

- Stable, commercial: Keep in 60-J.12 and also place in Article 80.D.5.
- Dwelling Group: Our definition is not good and the definition shown in Article 20 seems essentially to mean a principal dwelling unit and an accessory dwelling unit. Could a “Dwelling Group” be like individually-owned row houses or townhouses?
- Kathy noticed that “Townhouse” is not listed in Article 80 but it should be since it does require a Special Use Permit. Ted made a note on Article 60 Version 14 (page 34) about townhouses. ZC needs to clarify and define dwelling groups, townhouses, and buildings that house multiple owners and make them consistent with the Use Table.
- TND: (Traditional Neighborhood Development) Need to look at regulations.
- Eating Establishments: The 10/24/16 ZC Minutes show that the ZC considered limiting this use to the MU district only, but not that a decision was made. If the ZC decides to prohibit eating establishments in all residential districts, Ted’s question is moot.

Discussions and decisions made at this workshop will be discussed at the next ZC meeting.

Next Meeting:

Next meeting will be on November 21 beginning at 5:30. ZC members are instructed to review Article 50 Bulk Regulations.

Prepared by: Linda Swartz