

TOWN OF TAGHKANIC  
ZONING COMMISSION MEETING  
July 31, 2017

**Members present:** Joyce Thompson, Chair; Members: Kathy Bainer, Donn Critchell, Moisha Blechman, Al Huehnel, Elizabeth O'Donnell; ZC Secretary Linda Swartz

**Excused:** John Roberts, ZC Consultant Ted Fink

The Meeting was called to order at 5:10 by Joyce Thompson.

**Approval of Minutes:**

Moisha Blechman motioned to accept the Minutes from the July 17, 2017 ZC Meeting, seconded by Al Huehnel.

**Ayes:** 4 (*Blechman, Huehnel, Bainer, Critchell*)      **Nays:** 0      **Abstained:** 1 (*O'Donnell*)

**Mixed Use District:**

The ZC discussed the primary purpose for the Mixed Use District and the proposed boundaries and what could be expected as a result of the new district boundaries.

- There are some residences already within the proposed MU district.
- It might help in creating the basis for what could become something of a walkable area, understand the physical limitations on both side of the road.
- MB: We are talking about more than just Route 82.
- AH: People need a place to open a new business or to move to when their home-based business grows too big for a residential district.
- EO: We want to establish the potential for a hamlet where businesses and residences can develop side by side in a way that would be typical of a small town.
- MB: Which cannot happen on Route 82. Route 82 is not people friendly.
- JT: Areas can change with the development of a Master Plan. The MU district would slow speed and change the road.
- AH: Then it would be like Hudson.
- JT: It would create a reason for people to stop.
- MB: Let the highway remain as a highway; don't develop it for Mixed Use, instead develop other areas for Mixed Use in a way that is less stressful to people. The highway will develop as it will develop. Creating possibilities in these other places is important.
- DC: Route 22 going to Millerton, the road slows to 30 mph through the town.
- JT: Don't let your thinking be limited by what is here, but rather think about what can be here. Scale is not very big for anything right here on 82. Slower speed limit would help any businesses that are here. Do we want to make the entire length of Route 82 for business.
- MB: What about Old Route 82?
- JT: I agree with making the MU district smaller and wider and walkable. But does that do enough to allow for businesses that out-grow homes?
- The ZC considered the impacts to a home-based business that has now grown too big for a residential area and must move to the MU District:
  - EO: How would we accommodate that business? We should put our zoning code to the test; d some test scenarios. How many lots do we have for that in the MU District?
- Economic Development is good for the life of the town.
- AH: Do we want to welcome big business or not?
- KB: We want to make the community more attractive and creating a MU area makes it better, not like a strip mall, and it would slow people down.
- MB: You can't have half the land covered in asphalt. Taghkanic should make an investment in itself.
- JT: That's the point of doing a Master Plan.
- EO: If we think these are the kinds of questions people will be asking – what kind of business would be here, can my business be here, etc. – we need to do some tests.
- JT: We need to meet with such an "outgrown" home-based business and tell them we want to test some of the principles of the draft zoning and get their feedback. We need their help in working this out, but we don't want to create problems for them. (Guarantee anonymity? Offer immunity?)
- Can we offer tax abatement to people who move a home-based business to the MU district?

- KB: There's a 5-year no tax incentive program for businesses to locate within a certain distance from a college. Businesses support the colleges by providing training opportunities and employment for students.
- ZC members agree that the proposed district map is a good idea of clustering this activity and is a big improvement over the old B1 district.
- Keep the MU as it has been laid out in the draft zoning rather than extending it along Route 82 to the town line. If it develops and a bigger business/mixed use area is needed, it can be changed, taking it farther along 82 in either direction as needed.
- EO: What did Ted say the deadline was for grant applications? It would be a pity if we miss another cycle. It would be good to see if certain assumptions that we have made don't play out or don't meet our intentions.
- JT believes the next grant opportunity is September. She will confirm with Ted and contact Greenway.
- JT: the exercise and put the zoning to the test.

**Article 30:**

Moisha did not have the latest version of Article 30 and was therefore unsure if Ted had made changes to Article 30.

**Article 20 (Version 4)**

- Adult Use: Take out "male or female impersonators or exotic dancers" and the specific list of health care professionals at the end of the sentence, beginning with "such as...", then create definition for "Licensed Health Care Professional". Ask Ted what "adult motel/hotel" is.
- Airfield/Airstrip Private: Remove list of specific aircraft at end of sentence.
- Alternate Care Housing (new use): Minor changes: Split into two parts, ending first part after "particular time". Change next part to begin as follows: "This provides for such person's specific needs..."
- Animal Husbandry: On-line dictionary shows this includes breeding. Add "selective breeding" to our definition. Remove "saddle" and "for 4H Club Activities" from this definition. Ask Ted why he calls out fur, pig, poultry farms.
- Use "Building Envelope" rather than "Zoning Envelope". Do a test scenario.
- Throughout the definitions, the phrase "but excluding an adult use" appears. Is there a reason?
- Civic or Other Public Use: add Community Center.
- Club Membership: If there is a reason for excluding adult use, shouldn't that phrase also be added to this definition? Remove "athletic". ZC feels this definition needs to be more complete. Compare to definition for "Recreation Area", link "Club Membership" to "Recreation Area".
- Confined Animal Feeding Operations (CAFO): Does not include growing of crops.
- Day Care Facility/Day Nursery: Remove reference to "Adult Day Health Care" from this definition
- Day Care Facility/Adult Day Health Care: Delete last part of definition beginning with "such as".
- Dump: Cross reference to "Transfer Station" and prohibit this use.
- Recreation Area Non-Commercial: Rewrite as follows: "*Public or private land developed with facilities for recreation, such as trails, picnic areas, ball fields, tennis courts, swimming or ice skating.*"

**New or Continuing Business:**

**From the Commission:** None

**From the Public:** None

**Next Meeting:**

The next Zoning Commission meeting is scheduled for **Monday, August 7, 2017 beginning at 5 p.m. at the Town Hall.** Elizabeth is excused. Ted will not be present.

ZC is instructed to go through the remaining definitions in Article 20 (Version 4)) and highlight what you don't like or where you have questions or comments. Discussion will continue at the next meeting.

Read purpose of Mixed Use District in Article 30.A. Does it match the ZC's vision for this district? ZC will vote on MU district when all members are present.

**Motion to adjourn:** Donn Critchell

**Seconded by:** Moisha Blechman

**Ayes:** 5 (Critchell, Blechman, Huehnel, Bainer, O'Donnell)

**Nays:** 0

**Abstained:** 0

**Meeting adjourned at 7:00**

Public audience: Walter Thompson

Prepared by: Linda Swartz