

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
October 1, 2018

Members present: Joyce Thompson, Chair; Linda Swartz, Co-Chair and Secretary; Members: Al Huehnel, John Roberts, Donn Critchell, Moisha Blechman, Elizabeth O'Donnell (via video conference), ZC Consultant Ted Fink

Excused: Kathy Bainer

The Meeting was called to order at 5:13 by Joyce Thompson.

Approval of Minutes:

A motion to accept the Minutes of September 17, 2018, was made by Donn Critchell and seconded by Moisha Blechman.

Ayes: 5 (Critchell, Blechman, Huehnel, Bainer, O'Donnell) **Nays:** 0 **Abstained:** 1 (Roberts)

Continuing review and discussion of written comments provided by Jeff Tallackson in his memo of March 30, 2018:

- 60-P Linda asked if the ZC had removed the 10 cord limit in this regulation, which generated discussion about wood burned in the operation of a sugar house or a kiln. Elizabeth said we need to understand the scale; how much wood do these uses typically burn. Donn will ask his daughter since she makes maple syrup. Ted will try to find out if these uses are protected under Ag & Markets as a farm use (might only provide protection in an ag district). Ted suggested that he could create a new item (60-P.1.h.) to address tree removal in support of sugaring. Is wood considered to be a "renewable resource"?
- 60-Q.2.a. is revised to read "*The two-family dwelling may be created only through conversion of a single-family dwelling.*" The last part of this sentence which states in part: "*two dwelling units of equivalent size*" is deleted.
- 60-Q.2.d and 60-Q.3.c. Delete "*in perpetuity*"
- 60-Q.2.e. Jeff's question about a conflict in the size of the dwelling unit is addressed by deleting part of 60-Q.2.a, as noted above. Ted will rewrite this regulation to make it clear.
- 60-Q.4. Multi-family Dwellings: Regulation should have a reference to Article 60-C. Schedule of Off-Road Parking Standards. In response to Jeff's question about separate cooking, sleeping and sanitary, Ted said that, although not specifically mentioned in the code, there is a thing called "congregate housing" or "congregate senior housing" where each resident has their own living area, but share a common kitchen and dining area. The ZC will consider whether or not to add this type of housing, which could serve as a form of "affordable housing". Requirements which apply to all types of dwellings will be stated only once in a separate provision, and regulations will refer to those provisions as needed.

Joyce asked that everybody give some thought to the requirements in 60-Q.3. and 60-Q.4. for discussion at the the next meeting; is this what we want to see for two-family conversion and two-family new construction and for multi-family housing?

Donn suggested that owner occupation be a requirement only in two-family dwellings by conversion (not in new construction). Jeff asked if a person buys a two-family home (created by either new construction or conversion), would they be required to live there or not? Why would there be a difference?

- 80-B.2.c. The word "Secretary" appears at the end of this regulation. It should be "*Planning Board Secretary*".
- 80-B.3. Allows the Planning Board to consult as needed; we will add private legal, planning, and engineering consultants to the list.
- 80-D.8.a. and 80-D.8.c. Jeff asked about the wording of these two entries; Ted said he believes it came directly from Town Law; he will double check.
- 80-B.8.e. "*as may have been*" in second sentence is changed to "*that were*"
- 80-B.9. Expiration of Special Use Permit: For clarity, "*six calendar months*" is changed to "*180 days*" and "*one calendar year*" is changed to "*12 months*". Other occurrences in the code should also be changed.
- 80-C. "*Roadway*" is changed to "*road*". Be sure any other occurrences of "street" or "roadway" are changed to "*road*".

- 80-D. 1. Ted will use Jeff's notes to re-work this section on animal hospitals.
- 80-D.2. Ted will re-write this paragraph on Housing for Farm Employees, removing "regular and essential" and clarifying the part of the sentence about employees and their families.
- 80-D.3.e. Remove this sentence and cross reference to Article 60-M. Lighting Regulations.
- 80-D.4.d.3. Ted will rewrite this sentence to make it clear that the reference is to "minimum front yard setback". Elizabeth will check the regs to see if someone can build a tall wall in a front yard area.
- 80-D.13. Outdoor PA systems are prohibited. Lighting is prohibited except for parking and security. Refer to Article 60-M. "*Shall be prohibited*" will be changed to "*is prohibited*".
- 80-D.14. Indoor/Outdoor Membership Clubs: No outdoor PA systems. Refer to Article 60-M for lighting.
- 80-D.15. Need to add prohibition for public address systems to this section. Refer to Article 60-M.

Recreational uses are permitted at resorts and lodges (you go there to play); no recreational use at Conference Centers (you go there to work). Make sure other requirements for Conference Centers and Resorts/Lodges are consistent

Joyce asked the ZC to send her a list of any issues they have with the code as it stands, by the end of this week. She will put it out for everyone and we will work through it at the next meeting.

Elizabeth said she will define what the issues are regarding yards in general throughout the code.

Comments:

From the Public: None

From the Commission: None

Next Meeting:

The next ZC meeting is scheduled for October 15. John Roberts is excused. We will go through "issues lists" provided by ZC members and will also discuss Kathy's thoughts on the outdoor storage restrictions.

The ZC will hold a "bonus" third meeting this month on October 29. November meetings will be November 5 and 19. Elizabeth will be at the meeting on October 29, but is not available on November 5.

Motion to adjourn: Moisha Blechman

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

Seconded by: Donn Critchell

Nays: 0

Abstained: 0

Meeting adjourned at 7:15 p.m.

Public Audience: Jeff and Chris Tallackson

Minutes Prepared by: Linda Swartz