

Due to lack of quorum, the Town of Taghkanic Zoning Commission was unable to conduct official business at this meeting. However, those present decided to continue with review of the draft code. Since this was not an official meeting, this document will serve only as a record of the discussion, and not as "Minutes". Minutes from July 1, 2019 and July 15, 2019 were not voted into the record, and no motions or votes were taken on any other matters.

Members present: Joyce Thompson, Chair; Linda Swartz, Co-Chair and Secretary; Members: Al Huehnel, Donn Critchell, Moisha Blechman.

Excused: Elizabeth O'Donnell, Kathy Bainer, John Roberts, and Consultant Ted Fink.

Continuing Review of Draft Code:

No one present saw anything that needed to be changed in 60-O. (Stormwater Management).

Section 60-P. Forest Management:

- Moisha feels that Section 60-P. Forest Management is "out of date" in the current environment.
- Donn suggested that the hours of operation stated in Section 60-P.2. ("sunrise to sunset") should also be in Section 60-R.3.h.1.
- Section 60-P.3.b.(3) requires a statement of indemnification from the applicant to cover costs of damage to town roads. This statement is essentially to provide a layer of protection for the town but can it be enforced?

Section 60-Q. Affordable Housing:

- 60-Q.b.3. Change from 50 years to 100 years.
- 60-Q.4.b. and 60-Q.4.c. are very confusing and may be in conflict with other sections of the code. This regulation was previously discussed at the December 17, 2018 meeting. Linda read from the Minutes of that meeting.
- Additional note on 60-Q.4.c. We are looking to have greater density in the MU but this regulation would result in less density. We think b and c should be merged into one regulation.

Section 60-R. Small-Scale Excavations:

- Remove "Small-Scale" from the title of this section, as agreed at the meeting of 5/20/19. (Also, remove "Small-Scale" from this use in Section 40) and remove the "s" at the end of "Excavation".
- 60-R.1.a. include in this section part of the definition so that the reader will know how much material may be removed to be "small-scale".
- 60-R.3.e.ii. Does "protective fencing" need to be defined? What should be the height of the fence? Should it be called "security fencing"? After much discussion, it was determined that this is just protective (safety) fencing around the excavation area and does not need to be further defined.
- NOTE: In the definition for "Excavation" change "onprotected" to "unprotected".

Section 70. Non-Conforming Buildings, Uses, and Lots:

- The final paragraph (unnumbered) at the end of Section 70-A. should be numbered as 7. We talked about situations where a small manufactured home might be replaced by a much larger manufactured home. However, as long as it fits within the required setbacks and meets all other requirements, it should be okay.
- 70-G.1. addresses Existing Undersized Lots. Donn knows of one property in his neighborhood that cannot meet the requirements of this regulation. They would have to get a variance. This regulations will set the standard.

On-going Discussion of Building Height Under Section 50-E.1.:

Joyce asked if anyone took any pictures of accessory buildings in regards to the discussion of maximum height for accessory structures. Many of those present said they had looked around and have noticed that there is a wide variety of structures of different sizes and heights in Taghkanic. The appearance and placement of the buildings is very important.

Next Meeting:

Monday, August 5, 2019 at 5:00 p.m.