

ZONING BOARD MEETING
At the Newcomb Community Center

February 18, 2019 at 7:00PM

MINUTES

CALL TO ORDER/Roll Call – Zoning Board Member Jesse Garetson called the meeting to order at 7:04pm. Zoning Board members Ramon Reed, James Sharpton, and Rodger Lull were present. Minutes taken by Clerk Sara Gibb.

NEW BUSINESS:

- Approve minutes of 1/21/2019 Zoning Board meeting

Motion to approve minutes of the 1/21/2019 Zoning Board meeting as presented made by ZB member James Sharpton. Seconded by ZB member Ramon Reed. Motion carried 4-0.

There was discussion regarding a letter sent by ZB member Rodger Lull. ZB member James Sharpton agrees with Rodger's point – the ZB has been tasked to rewrite the code, which will likely be revised again once decisions are made by the Board of Trustees. ZB member Rodger Lull believes there are too many issue that need to be decided at the Trustee level before the Zoning Board can reasonably continue with revisions.

James Sharpton believes the ZB should be the manager and administrator of the OWTS ordinance/rules/regulations. He does not think the Trustees should be in charge of everything. ZB member Jesse Garetson stated that the Board of Trustees also serves as the Board of Health. James Sharpton would like people to have a place to appeal if they apply for an OWTS variance and are initially refused. He does not think the Environmental Health Agent should be involved in the process.

The Zoning Board would like to make the recommendation that an OWTS request goes from the Sanitarian to the Zoning Board and on to the Board of Health, as needed.

OLD BUSINESS:

- Review, discuss and vote on zoning code revisions

There was discussion regarding possible edits to definitions.

There was discussion about setbacks (drip-line vs. footers). ZB members James Sharpton and Ramon Reed would like the setback to be measured from the drip line. ZB member Jesse Garetson prefers the footers.

ZB member Ramon Reed would like something to be done that provides for an up-to-date Zoning Map to be available.

There was discussion regarding the definitions of porch, deck, and patio.

There was discussion about defining the districts in Town.

There was discussion about reduction of lot sizes below the minimum dimensions for building and "lot clustering."

There was discussion about section 8 – Conditional Uses.

There was discussion about home occupations.

Public comments: Patrice Boyd, Tom Gibb

ADJOURN: Meeting adjourned at 9:30pm