

ZONING BOARD MEETING
At the Newcomb Community Center

April 15th, 2019 at 7:00PM

MINUTES

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

NEW BUSINESS:

- Discuss ZBA procedures with possible selection of officers. Ramon Reed nominated James Sharpton to serve as chairman. The Zoning Board decided to nominate a chairman pro tem for April with the final vote to be taken in May per the zoning code.

Motion for James Sharpton to serve as chairman pro tem made by Jesse Garetson. Seconded by Ramon Reed. Motion carried 4-0.

- Approve minutes of February 18, 2019 meeting

Correct “Agenda” to “Minutes” at the top of page one

Motion to approve the minutes as amended made by Ramon Reed. Seconded by Jesse Garetson. Motion carried 4-0.

- Discussion of zoning revisions

Beginning with section 12 – discussion regarding headroom clearance and the minimum square foot requirement

Discussion regarding setbacks in the business and residential districts. The Zoning Board considered recommending a zero front yard setback for businesses in the business district and 10 feet for a home in the business district. The Zoning Board opted to keep the front yard setback in both districts at 10 feet.

There was discussion regarding the sentence that named Main, State, River and Armstrong as the front yard street for all adjoining properties. There was discussion regarding the best way to determine what constitutes the front yard of a property.

The Zoning Board will recommend changing the language that defines fence setbacks (see edited code)

There was discussion about parking requirements, specifically the provision of off-street parking for new builds.

The Zoning Board will recommend removing item H.

Discussion regarding frequency of meetings

Sharpton asked if the Zoning Board should begin to meet at Town Hall.

The Zoning Board would like to continue meeting the 3rd Monday

ZB Sharpton stated that there has been discussion about moving the OWTS ordinance under the Zoning Code. There should be separation of this from the Trustees because they also serve as the Board of Health.

Public comment: Patrice Boyd, Suzy Metzler,

Meeting adjourned at 8:54 pm