

**PLANNING BOARD
JANUARY 16, 2014
MINUTES**

Chairman Giger called the meeting to order at 7:30 PM

Members present: Giger, Burke, Perkins, Svarczkopf, and Wilson

Members absent: Barringer and Parent

PROPOSED ZONING AMENDMENTS

The Board continued its discussion about the proposed zoning amendments including Section 218-13 Schedule of Use Regulations. Selectman Anna Eliot participated in the discussion.

Selectman Eliot asked why adult day care should not be allowed by-right rather than by special permit. Member Svarczkopf said because there may be potential impacts on neighborhoods from traffic and parking.

The Board discussed the importance of adding a definition of “boathouse” in light of recent controversies. The Board will continue its deliberations on whether boathouses should be listed as a principal use or accessory use.

Selectman Eliot asked the Board to consider allowing detached two-family housing. The Board said it would review residential uses at a later date. The primary focus of the proposed amendment is business and other non-residential uses.

The Board deliberated the maximum gross square feet for retail uses in the proposed Village Center Business (VCB), Neighborhood Business (NB) and General Business (GB) Districts. The Board will continue discussing retail uses and other issues at its meeting with business owners on February 6, 2014. Member Burke said the dimensional requirements and percentage of impervious area for each district will help regulate retail uses.

The Board reviewed the proposed Schedule of Intensity Regulations and agreed that the maximum percentage of impervious area should be 65% in NB and 50% in GB.

MINUTES

The Board voted unanimously to approve the minutes of October 10, 2013; October 24, 2013; November 21, 2013; and December 5, 2013.

Meeting adjourned at 10 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner