Planning Commission Meeting Minutes

August 23, 2022   
5:30pm

Roll call was taken by Chairman Paul Zimmerman. Those in attendance are Chairman Paul Zimmerman, Ms. Dawn Grohs, Mr. Michael Flynn, Mr. Tony Saponaro, Mr. Ken Hornowski (via Zoom), Mr. Jonathan Kanipe, and Mr. Billy Clarke (via Zoom).

Mr. Zimmerman started the meeting at 5:30pm.

Mr. Zimmerman provided background on the memo he sent out regarding next steps for the Planning Commission after the approval of a ten-year plan, and specifically, looking at the existing ordinances for additional focus areas. The Planning Commission would like to hold a joint meeting with the Board of Adjustment to determine what they go through and understand the processes and issues they face, as they do an incredible amount of work.

Mr. Zimmerman went through the minutes from 2014-2019 to focus on common problems and how the Planning Commission can assist with clarifying the ordinances. Mr. Flynn verified the Planning Commission’s role is to consider and report back and make recommendations. Mr. Clarke concurred and noted that the Board of Adjustment enforces ordinances. Mr. Clarke thought it would be a great idea to have both Boards meet. Mr. Zimmerman suggested having each Planning Commission member take a few ordinances and going over them to see if they need revising. Ms. Grohs would like to go back to the adopted Comprehensive Plan and look specifically at what was said, what the Town told them, and then determine what the issues are and how to address them.

Mr. Zimmerman discussed abandoned or junk vehicles. Mr. Zimmerman said it would be best to work with Chief Beddingfield and Mr. Kanipe on this matter. Mr. Clarke said this will be covered in the Town Ordinances, but the Planning Board can make a recommendation on this. It falls under the nuisance provision as well.

Mr. Saponaro asked questions about things being visible within the rear yard, and, specifically about regulations related to these structures.

EV charging stations were discussed and how and where to install the charging stations. Mr. Clarke suggested looking to see what other places do and where these charging stations are located.

Mr. Drew Stephens said these types of progressive items should be considered, but perhaps thinking about ways to include a design perspective and is a positive and forward-thinking idea. Specifically, Mr. Stephens believes it is a good idea to be flexible and think about how to install these outside of a garage.

Mr. Saponaro wants to find a way to bring these issues into compliance and determine what the best plan is to move forward with assigning the ordinances.

The issue of maximum roof coverage was discussed. Mr. Clarke reviewed prior discussions and making the case for roof coverage exceedance.

The tree ordinance was discussed. Mr. Saponaro asked questions regarding what needs to be replanted and replaced based on tree height and diameter. Mr. Buckner reviewed the tree protection process.

Ms. Martha Barnes discussed neighbors screening and final landscaping plans.

Mr. Zimmerman adjourned the meeting at 6:58 pm.

The next meeting is scheduled for Tuesday, September 27, 2022 at 5:30pm.

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Ms. Laura Jacobs, Town Clerk Mr. Paul Zimmerman

Town Clerk Chair