

**PLANNING COMMISSION**

**MINUTES  
REGULAR MEETING**

December 16, 2014

**MEMBERS PRESENT:**

Alan Couch, Chair                      Alan Isaacson  
Terry Carter                                Logan Nicoll

**MEMBERS ABSENT:**

Norm Vanasse

**STAFF PRESENT:**

Rose Goings

**OTHERS PRESENT:**

Steve Seitz– LPC-TV                      Lisha Klaiber, Recorder

**1. CALL TO ORDER**

A. Alan Couch called the meeting to order at 6:00 p.m.

**2. ROLL CALL BY RECORDING SECRETARY**

A. All Planning Commission members present, except Norman Vanasse.

**3. APPROVE MINUTES**

- A. The minutes to be approved are from the meeting of November 18, 2014.  
B. **MOTION by Logan Nicoll and seconded by Alan Isaacson to approve the minutes from November 18, 2014 as presented. Motion passed unanimously.**

**4. COMMENTS FROM CITIZENS**

A. There were none

***NOTE: Alan Isaacson maintains the files on his computer and notates suggestions and possible changes as they are discussed.***

**5. ZONING BY LAW AMENDMENTS - START REVIEW OF TOWN ZONING REGULATIONS**

A. Rose Goings advised that the map that they had been working on is not here. Jason Rasmussen has it.

- B. Alan Isaacson said that both he and Jason Rasmussen had gone through the town regulations and applied the changes that had been made in the village regulations to the town regulations. He said that Jason Rasmussen had sent a draft and had made some comments, along with reformatting. Alan Isaacson said that Section 251 had been redone in the village regulations and he had rearranged the town regulations to match the village regulations. They tried to make the town regulations consistent to the village regulations
- C. Terry Carter suggested they start at the beginning and go through page by page.
- D. Alan Isaacson said that they added definitions for Administrative Office and Zoning Administrator. He said that as per past meetings, they had split the RC district into 2 separate districts, RC1 and RC2
- E. Rose Goings expressed concern that Mr. Smith's property not be made non-confirming.
- F. Alan Isaacson said they really need the map to locate specific parcels and see where zoning district boundaries would be.
- G. Alan Couch said they need to make sure that property and district descriptions are clear.
- H. Rose Goings said that Jason Rasmussen was going to make those changes.
- I. Alan Isaacson asked about the Lakes District.
- J. Rose Goings said that a person from ANR, Don Potter, would be at the meeting next month. She advised that next month's meeting would also include 2 public hearings on the agenda.
- K. Alan Isaacson said they need to talk to the listers for boundaries around the West Hill Dam. If there is enough land around it, it could be made a separate part of the Lakes District. He added that there are lots on the SE side.
- L. Rose Goings said that they had also discussed placing land owned by the town into Municipal Conservation District.
- M. Alan Isaacson said that the Aquifer District already has changes marked.
- N. Logan Nicoll said that the board changed our map to match the state map and include the source protection areas.
- O. Alan Isaacson asked if Jason Rasmussen has that on the map that he has.
- P. Rose Goings said that the Source Protection Area is adopted by the Waste Water Department every 3 years. She said that Loran Greenslet had been doing it. It then gets sent to the state for acceptance. The "blue area" on the map is the source protection area and our map was changed to match it.
- Q. Alan Isaacson noted that the only properties in the Municipal Conservation Area are the Waste Water plant area and the Little League field.
- R. Rose Goings said that is correct.
- S. Alan Isaacson said that they had discussed putting West Hill dam in it, but they need to look at the map.
- T. Rose Goings said that may be tricky. The Waste Water property may be located in the town, but the property is owned by the village.
- U. Alan Couch asked about Dorsey Park.
- V. Rose Goings said she would check.
- W. Alan Isaacson asked about working on the Lakes District.
- X. Terry Carter said we need to have the people from the Lakes Association and the person from the state here.
- Y. Alan Couch said we also need to discuss the new state rules and if we want to keep jurisdiction or cede it to the state.
- Z. Rose Goings said if we delegate, we take over and have our own rules. This would also include setbacks, lot maximum coverage, building heights and the state rules. If we let the state continue with delegation, we can also keep local zoning regulations.
- AA. Terry Carter said we should leave it until the people are at the next meeting.
- BB. Alan Isaacson said whatever we decide; it will have to be reviewed by Regional Planning Commission.

- CC. Rose Goings said the individual responsible is Susan Warner. She added that the person from the Lakes Association was Gary MacIntyre. She added that some people from the association are in favor of leaving it with the state and others want local control. She said that so far, the state taking over is not bad. They are easy to work with and will meet you at the job site and meet with the homeowners. She said if you call or email them, they usually get right back to you.
- DD. Logan Nicoll said that some people were afraid of the additional state fees.
- EE. Alan Isaacson noted that in the Lakes District, 20% lot coverage was highlighted.
- FF. Rose Goings said the lots are small, but she does not know why it was highlighted.
- GG. Alan Isaacson noted that in the purpose of the Residential District, part of the wording included “urban” and some of the properties are pretty far out.
- HH. Board decided to change that language.
- II. Terry Carter asked why “upgrading” was crossed out of permitted uses.
- JJ. Rose Goings said it refers to things like changing out windows and people in that district do not need a permit to do that.
- KK. Terry Carter said she would like to see minimum lot size increase to 5 acres in the RC1 areas.
- LL. Alan Isaacson recalled that many years ago, they had discussed having increasing minimum lot sizes as you went further out of town.
- MM. Logan Nicoll said he likes that idea.
- NN. Alan Couch said that he is concerned about restricting people’s use of their property.
- OO. Alan Isaacson said that before it was 3 acre, it was one acre and we did create some non-conforming lots.
- PP. Board decided to put this on the agenda for further discussion.
- QQ. Terry Carter asked about Pleasant Street Extension and if the people in the Residential areas want to be Residential or Industrial.
- RR. Alan Couch said there was a discussion to change some properties from RC to Residential. He added that it had been discussed without talking to the people who live there.
- SS. Logan Nicoll said there had been a hot dog stand and mini-golf place there. The north side of Route 103 was a parcel we were going to change.
- TT. Rose Goings said that East Hill Road and Rod & Gun Club Road were going to be part of RC2. She said that only the Smith property is commercial.
- UU. Alan Isaacson suggested moving LaValleys and Jeld Wen to Industrial.
- VV. Alan Couch said they are part of the Dean R. Brown Industrial Park.
- WW. Rose Goings said they should make sure to add Building Supply Retail and Manufacturing specifically to Conditional uses.
- XX. Alan Couch said to make sure they leave the Barrow’s property as residential.
- YY. Terry Carter suggested that they also add Nursery and Landscaping.
- ZZ. Alan Isaacson said that they need to look at the map and read the descriptions for RC1 and make sure the descriptions in the regulations match the map.
- AAA. Rose Goings suggested using road names instead of town highway numbers. She said that they would need a parcel map and she would get one.
- BBB. Alan Isaacson said that they could also not list descriptions but use zoning maps and say Zoning Map is the official delineation.
- CCC. Rose Goings said that the purpose shown in the regulations for the RC District is great for the DRB.
- DDD. Terry Carter said that they should cross reference the descriptions with the maps before they get rid of the descriptions.
- EEE. Logan Nicoll said they should go on parcel lines. Continuing, Logan Nicoll asked if they should add provisions for the bicycle path to the Jackson Gore District. It creates impervious surfaces.
- FFF. Alan Isaacson said the bicycle path would be considered outdoor recreation.
- GGG. Rose Goings said she would check into the bicycle path as outdoor recreation.

- HHH. Terry Carter asked where Tucker Pit is.
- III. Discussion points for next meeting.
  - i. location of Tucker Pit
  - ii. match zoning district descriptions to map
  - iii. look at the junkyard ordinance
  - iv. discuss Ridgeline areas
  - v. check summary overlay for map
  - vi. make sure all definitions are the same as in the village regulations
  - vii. Look at definitions section. There are titles without definitions
  - viii. Alan Isaacson said he would get a draft out to members within next few days
  - ix. look at sign ordinance
  - x. look at RC1 and RC2 districts
  - xi. Review Shoreland Protection information for next month's meeting

6. **OTHER BUSINESS**

- A. Next meeting – January 20, 2015.
- B. Rose Goings advised that the meeting will be preceded by 2 public hearings; one for Subdivision Regulations and the other for Village Zoning. Hearings will start at 6:00 p.m.

7. **ADJOURN**

- A. **MOTION by Logan Nicoll and seconded by Alan Isaacson to adjourn this meeting. Motion passed unanimously.**
- B. Meeting adjourned at 7:29 p.m.

Respectfully submitted,

Lisha Klaiber

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Alan Couch, Chairman

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Logan Nicoll

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Terry Carter

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Norman Vanasse

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Alan Isaacson