

DRAFT

These minutes have not been reviewed
or approved by the convening board or commission.

PLANNING COMMISSION

SPECIAL MEETING

June 11, 2009

6:00 p.m.

MEMBERS PRESENT:

Fred Glover, Chairman
Terry Carter

Phil Dunwoody
Christine Fuller

Steve Stengel
Norman Vanasse

MEMBERS ABSENT:

Alan Couch

OTHERS PRESENT:

Britta Galimi

Bernard Pelletier

1. Call to Order

- A. Fred Glover called the meeting to order at 6:00 p.m. Roll call by Recording Secretary – all members present except Alan Couch

2. Possible Zoning Regulation Amendment – Route 100 North

- A. Fred Glover advised that this meeting is to consider a change to the zoning regulations on Route 100 North in the Town Residential Commercial District. Britta Galimi and Bernard Pelletier had applied to the DRB for a permit for a service station on Route 100 North. This is a conditional use that is allowed on Route 103 in the Town Residential Commercial District, but not on Route 100 North.
- B. Christine Fuller advised that Britta Galimi and Bernard Pelletier do not intend to sell gas.
- C. Fred Glover suggested adding Route 100 North to Section 460, conditional use 21.
- D. Norman Vanasse suggested just removing the reference to Route 103.
- E. Phil Dunwoody said that it would be more complicated that either of those 2 suggestions. Currently gas stations are a conditional use on Route 103 outside of the Village. He suggested adding Conditional use 21A to specify auto and small truck repair facilities on Route 100 North outside the village.
- F. Fred Glover questioned why the conditional uses were restricted to Route 103 in the Town RC District. He looked at the location of the Town RC district and noted that on Route 100 North, it goes all the way to the town line.
- G. Phil Dunwoody said that limited the uses to principle highways and not secondary roads. He added that Route 100 south was less suitable, because of Terrible Mountain and the Aquifer District.

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- H. Norman Vanasse wondered why the regulations did not include Route 100 North.
 - I. Phil Dunwoody suggested that it might have been because of the historic status of Route 100 as a scenic corridor.
 - J. Terry Carter said if they added it as a conditional use on Route 100 North, the DRB would be able to put conditions on it.
 - K. Fred Glover agreed that any application for such a facility would have to go to the DRB.
 - L. Phil Dunwoody said that would still allow the use, but the area would be protected.
 - M. Steve Stengel noted that conditional use #28 is for Auto Service Stations, but also says on Route 103. He suggested just removing Route 103 from that use.
 - N. Terry Carter asked if the board wanted that in the lakes area?
 - O. Steve Stengel said that if the EPA has seen the location?
 - P. Bernard Pelletier said that are all through with the state for the road access.
 - Q. Britta Galimi said the EPA has not seen it, yet. She added that they also intend for this to be an inspection station and the state regulates them.
 - R. Fred Glover said that if the regulations were changed, it would allow anyone to apply for a service station in the town RC district, but all applications would have to go before the DRB. He added that any other required state permits would also still be necessary.
 - S. Phil Dunwoody said that the state motor vehicle department only checks to see if inspections are being done properly.
 - T. Britta Galimi said that the state does not allow drains in the floor of the garage. The town would have to sign off on the facility in order for them to become an authorized inspection station.
 - U. Phil Dunwoody said that the EPA and Motor Vehicle Department are 2 different things.
 - V. Britta Galimi said that they do not want to do any damage to their property.
 - W. Bernard Pelletier said that they take care of the used oil properly and keep records as to where it goes.
 - X. Christine Fuller said that she agrees with the suggestion made by Steve Stengel to change conditional use #28, removing the limiting reference to Route 103.
 - Y. Steve Stengel asked if the term "Auto Service Station" was too ambiguous?
 - Z. Fred Glover asked for the definition in the regulations for "Auto Service Station."
 - AA. Christine Fuller read the definition, which included sale of fuels.
 - BB. Fred Glover said that they might want to eliminate the reference to sale of fuels from the definition and add inspections. He suggested the following:

" An establishment at which motor vehicles are serviced, which may or may not include state inspections."

He also suggested that they remove the reference to Route 103 from conditional use #28.

- CC. Phil Dunwoody asked that if by changing the definition, would they be creating an island of the area. He asked about what was there now.
- DD. Fred Glover noted that the Tyson Store used to sell gas, but has removed the tanks and no longer sells gas.
- EE. **MOTION by Steve Stengel and seconded by Phil Dunwoody to propose amending the zoning regulations for Section 460, Town Residential Commercial District, Conditional Use #28, Auto Service Station, by removing the reference to Route 103 and to change the definition in Article 7 – Definitions, Auto Service Station to read, " An establishment at which motor vehicles are serviced, which may or may not include state inspections." Motion passed unanimously.**
- FF. Fred Glover said that they now need a motion to warn a public hearing for the proposed changes to the zoning regulations. He suggested the regular meeting on July 21st.

- GG. Steve Stengel asked if it could be earlier.
- HH. Christine Fuller said there is a lot going on in the beginning of July and they also need time to warn the hearing.
- II. **MOTION by Norman Vanasse and seconded by Christine Fuller to warn the public hearing for Tuesday, July 21, 2009 at 6:00 p.m. Motion passed unanimously.**

3. **Adjourn**

- A. **MOTION by Norman Vanasse and seconded by Phil Dunwoody to adjourn the meeting. Motion passed unanimously.**
- B. Meeting adjourned at 6:31p.m.
- C. Next regular meeting will be June 16, 2009 at 6:00 p.m.

Respectfully submitted,

Lisha Klaiber

Fred Glover, Chairman

Christine Fuller

Terry Carter

Steve Stengel

Alan Couch

Norman Vanasse

Phil Dunwoody