

**PRELIMINARY MINUTES**

**VILLAGE OF LUDLOW  
BOARD OF TRUSTEES**

**REGULAR MEETING**

**TUESDAY, April 2, 2024**

**6:00 PM**

**HEALD AUDITORIUM**

**Village Trustees Meeting – Zoom Link**

**Meeting ID: 984 2249 8745**

**Passcode: 045593**

**One tap mobile**

**+13126266799, 98422498745#,,,,\*045593# US (Chicago)**

**+16469313860, 98422498745#,,,,\*045593# US**

**Dial by your location**

**<https://zoom.us/j/98422498745>**

**TRUSTEES PRESENT:**

Bob Brandt, Chairman

Justin Hyjek

Julie Nicoll

**STAFF:**

Brendan McNamara

Jarrold Jowdy

**OTHERS PRESENT:**

Scott Baitz

Laura Creaser

Noah Schmidt

Terry Carter

Larry Dockum

Ryan Silvestri

Leslie Cassano

Frank Ellison

Jean Strong

Abby Childs

Kate Mitchell

Amanda Taylor

Daniel Childs

Tara O'Neil

Emma Wright

**AGENDA**

1. Call to Order

- A. Brendan McNamara called the meeting to order at 6:00 p.m. All members present. He led with the Pledge of Allegiance.

2. Consideration of any Changes, Additions or Removals to the Agenda

A. There were none.

3. Annual Board Reorganization

A. Elect Chairman of the Board – Brendan McNamara asked for nominations for Chairman of the Board

i. **Motion by Julie Nicoll and seconded by Justin Hyjek to elect Bob Brandt Chairman of the Board. Motion passed unanimously.**

B. Elect Vice Chairman of the Board

i. **Motion by Julie Nicoll and seconded by Bob Brandt to elect Justin Hyjek Vice Chairman of the Board. Motion passed unanimously.**

C. Elect Clerk of the Board

i. **Motion by Justin Hyjek and seconded by Bob Brandt to elect Julie Nicoll Clerk of the Board. Motion passed unanimously.**

D. Appoint Ludlow Enterprise Fund Committee Member

i. **Motion by Bob Brandt and seconded by Julie Nicoll to appoint Justin Hyjek as Ludlow Enterprise Team Member. Motion passed unanimously.**

E. Set Day and Time of Regular Meetings and Alternate meetings.

i. **Motion by Julie Nicoll and seconded by Justin Hyjek to continue with regular meetings to be held on the first Tuesday of the month at 6:00 p.m. and to have alternate meetings scheduled, as required, on the third Tuesday of the month at 6:00 p.m. Motion passed unanimously.**

F. Adopt Roberts Rules of Order

i. **Motion by Bob Brandt and seconded by Justin Hyjek to adopt Roberts Rules of Order for meetings. Motion passed unanimously.**

G. Appoint Recording Secretary

i. **Motion by Bob Brandt and seconded by Justin Hyjek to appoint Lisha Klaiber Recording Secretary. Motion passed unanimously.**

H. Designate Newspaper of General Circulation

i. **Motion by Justin Hyjek and seconded by Julie Nicoll to continue with THE VERMONT JOURNAL as the newspaper of General circulation and THE RUTLAND HERALD as backup. Motion passed unanimously.**

4. Approve Minutes from Previous Meeting

A. **MOTION by Justin Hyjek and seconded by Bob Brandt to approve the minutes from the regular meeting on March 5, 2024 as presented. Motion passed unanimously.**

5. Comments from Citizens

- A. There were none

6. Allocation Review and Possibly Approve

- A. Jewell Brook, LLC Seeking to change allocation
- i. Brendan McNamara advised that a request for a change in allocation was presented to both the Water Commissioners and the Trustees on June 6, 2023. The Water Commissioners approved the request, but the Trustees tabled it to the July meeting. Due to the flood, there was no July meeting and this item was inadvertently overlooked at the August meeting. The applicant had originally requested and received an allocation for 80 bedrooms. Their request last year was to decrease the allocation to 44 bedrooms. He advised that no payment has been made.
  - ii. **MOTION by Julie Nicoll and seconded by Julie Nicoll to adjust the sewer allocation for the Jewell Brook, LLC from 80 to 44 bedrooms. Motion passed unanimously.**

7. Department Head Reports

- A. Sewer Department
- i. Bob Brandt noted that they treated about 5 million gallons more this March than they treated in March 2023. Why?
  - ii. Brendan McNamara said it was influx of people and increase in usage.
  - iii. Bob Brandt noted that Chris has signed up to take the Class 3 Wastewater exam. He said that was great.

8. Aged Receivables

- A. Brendan McNamara advised that the account status is good. They have cleaned up more of the outstanding payment. They recently sent out quarterly bills. The total outstanding is now about \$44,000. He said they are trending in a positive way.
- B. Justin Hyjek asked about any properties that are over 120 days and if there are any payment agreements for them.
- C. Brendan McNamara said that there are some and he is confident some of them will pay.

9. Discussion/Review of Changes to Village Zoning Regulations

- A. Terry Carter confirmed that board members had copies of proposed changes and shared those changes on the monitor. She said that all changes have been vetted by Chris Callahan, attorney for Planning/Zoning.
- B. Brendan McNamara said that this board will not be voting on this tonight.
- C. NOTE: COMPLETE SUMMARY OF CHANGES AS PRESENTED IS ATTACHED AT END OF MINUTES. BOARD COMMENTS BY SECTION BELOW:
- D. Section 220 – Zoning Permit
- i. Justin Hyjek said that he was not comfortable with “any interior structural alteration.” He asked what if it was just a closet. He said that language scares him and may be intrusive.

- ii. Terry Carter said that Rose Goings requested it.
- iii. Ryan Silvestri said that we are having a tough time with the condos. They are doing massive renovations and not reporting them. When the properties are reassessed, it greatly affects our COA.
- iv. Justin Hyjek said that he agrees about condos, is there any way we say this differently.
- v. Ryan Silvestri said other towns put in a stipulation that any renovation that exceeds \$10,000 must have a permit. These renovations do not change the footprint of the property, but the value increases.
- vi. Justin Hyjek asked if this change would put an extra burden on the Zoning Office
- vii. Jarrod Jowdy said no. Now, we only find out about these renovations when the properties go on sale of possibly from the Fire Marshall.
- viii. Justin Hyjek asked if they walk through every time a condo sells.
- ix. Ryan Silvestri said we can't go in without the permission of the owner. The Condo Association will not allow him in, but they are aware of the changes. We may be doing a statistical reappraisal in 2026.
- x. Justin Hyjek said that he is still unsure of the language.
- E. Section 224 –Terry Carter advised that this is a new State requirement
- F. Section 225 – Terry Carter said this is a new section, part of our Regional grant. It streamlines some of the permitting. As an example she said changing an existing retail use to a different retail use would now be permitted.
- G. Section 260.3 - Terry Carter said this was a State requirement and a permit may not be denied based on the character of the area
- H. Section 290 – the previous language was replaced with new, State language
  - i. Justin Hyjek asked if this means that if someone is constructing a 15 unit development of town houses, must 15% be affordable.
  - ii. Terry Carter said no, it would have to be a PUD. She added that our regulations are more stringent than the state's
- I. Section 410 – Terry Carter said the density in the Preservation District was decreased from 10,000 sq. ft. to 8,412; development area increased from 12% to 65%. Planning Commission added Farmers' Market to permitted uses. Added were different materials that keep in character and solar panels are allowed.
  - i. Justin Hyjek asked how much of the area is currently developed
  - ii. Terry Carter did not know
  - iii. Justin Hyjek asked where the solar panels would be
  - iv. Terry Carter said anywhere
- J. Section 420 Village Residential – Terry Carter said state required that we add multiunit, accessory and structures. Also increase density from 5,000 sq. ft to 8,712 and coverage increased from 30% to 75%
- K. Section 425 – Village R-2 – Terry Carter said this is a new section – location – Andover Street from Bridge headed south
- L. Section 430 – Village Residential/Commercial – Terry Carter said several conditional uses were removed to streamline permitting process. State required that multiunit be added, accessory and structure. We kept the COVID outdoor dining regs.
  - i. Justin Hyjek said he likes it, but is concerned about ADA access on the sidewalks.
  - ii. Terry Carter said that in most places, the sidewalks are wide enough
- M. Section 520 – Miscellaneous – may now be more than one principal use on a lot
- N. Section 530 – Parking – Terry Carter said this is the new state regulation – cut and pasted. Plus, we added workforce housing

- O. Section 540 – Signs – Terry Carter said this has been completely reworked. Terry Carter said no internally lit (unless grandfathered)
  - i. Justin Hyjek said he doesn't think signs should be a problem, but no billboards or flashing signs
- P. Section 550.1 – Noise – Terry Carter said that Chris Callahan suggested that this be added. She said that there is an enforceable noise ordinance. She said that most of the noise complaints that come in are about Air B&B units.
- Q. Article 6 – only change was regarding fuel tanks
- R. Article 7 – Definitions – many were updated and definitions of words not mentioned in the regulations were eliminated.
- S. Terry Carter said that the Planning Commission is currently working on a junkyard ordinance and Energy Section
- T. Justin Hyjek asked if Terry Carter was ever provided a new laptop (as previously discussed at a meeting.)
- U. Terry Carter said no.
- V. Justin Hyjek asked Brendan McNamara to get a laptop for the Chair of the Planning Commission.

10. Discussion/Action Regarding Farmers' Market on Depot Street

- A. Brendan McNamara advised that the group has asked to hold a Farmers' Market on Depot Street, between Main and Pleasant Streets on Sundays mornings. He said that letters have been received; some opposing and some supporting.
- B. Frank Ellison said he opposes this and asked Laura Creaser to read letters that he received and submitted to the board.
- C. Laura Creaser read letters from Frank Ellison, Joseph Collet and Alfredo and Dolores Avalos all opposing
- D. Tara O'Neil opposes the Farmers' Market. She lives in the Ellison building as does her elderly mother. She is concerned about cars parking in the reserved lot. During the fund raiser, someone was parked in her reserved space and was not nice when asked to move. She said the street is too congested for the Farmers' Market. She said the reserved space is included in her rent. Closing the main entrance to their parking lot would be inconvenient and unsafe for her mother. She is concerned about EMS access.
- E. Emily Wright said the group wants to work with the tenants. She said their fund raiser was very successful and exceeded their goal. She said the group will make sure to keep the parking spaces clear and make sure the vendors do not park there. This will increase foot traffic in town. The vendors will park in the municipal lot.
- F. Frank Ellison said it is not just the parking; it is the noise and congestion. This is very concerning to me and my tenants. He said that the trustees are not here to represent the farmers' market or the tenants and thinks they should find a more appropriate place for the market.
- G. Daniel Childs said the market is a good thing and these young ladies are trying to make something. It will be safe; there will be music and vendors. A place for people to get together. It's a good thing.
- H. Amanda Taylor said that she spends time with her aunt who lives in the Ellison building. She thinks they should find a better place that is safer. They should not cut off the parking lot. She suggested Dorsey or the West Hill Recreation area – a place that is safe for everyone involved.
- I. Frank Ellison said it will take them 2 hours to set up and 2 hours to pull down and then the time they are open – it will be almost all day long.

- J. Emily Wright said they will be open from 9:00 a.m. to 1:00 p.m. It will only take about one hour each for set up and take down. The vendors will not park on the street and they will work with the town. They don't have to have music generators.
- K. Abby Childs said they have looked at other locations and there are always issues with locations. We picked the best location.
- L. Julie Nicoll said we need to listen to the community. Have they looked at the old high school building?
- M. Emma Wright said they are moving away from lawns – it is harder for the vendors to carry their equipment on lawns. This is in the center of town and more accessible. There are always issues.
- N. Julie Nicoll asked about the concrete area by the high school It is not used on Sundays – by the Community Center
- O. Emma Wright said we want to be as visible and accessible as possible. Behind the building would not be visible.
- P. Justin Hyjek noted that Ludlow does not have a grocery store now, and this give people access to food. He understands that some people are not in favor, but we need to do what's best for everyone: businesses, tenants, citizens. He said that there are some salient points for and against. There is an ROW around the bank that accesses the parking lot.
- Q. Brendan McNamara said that is not town owned property.
- R. Frank Ellison said there is an agreement between him and the bank. I have permission to use that but they can take that away. My true access to my lot/building is off Depot Street.
- S. Justin Hyjek said that Mr. Ellison's parking lot is private. He asked about the EMS access. He said that the Police and Ambulance Services did not voice any concerns
- T. Frank Ellison said that with that number of people, they will be walking around my building. My tenants enjoy the quiet on Sundays.
- U. Brendan McNamara said there were no red flags from EMS. He said that on Saturdays and Sundays in December, there may be 20,000 people in town. There could be obstacles, but that could be anytime for the EMS. EMS has no concerns. The EMS services can navigate to get to calls. They are trained to do that.
- V. Justin Hyjek said we want this to be cohesive. The market will provide access to food, more pedestrian traffic, a place for people to gather. They can seal off the ROW and parking.
- W. Tara O'Neil said she doesn't see how they can seal it off. It is not just the vendors; it is people who are visiting.
- X. Justin Hyjek said they can block off spaces. It was unacceptable that a vendor did park there. There must be ways to block off spaces.
- Y. Larry Dockum said that he moved that vehicle.
- Z. Bob Brandt asked how it worked with the Chili Cook-off with noise and cars.
- AA. Frank Ellison said it is loud and noisy. But, it is for the Rotary and I give permission to use some spaces. That is only for one day, not every weekend, from June through the fall, about 1/3 of the year. This is a peaceful quiet area and bad location for them.
- BB. Emma Wright said we have volunteers and they will help.
- CC. Justin Hyjek said the Trustees should not be involved in negotiations between the farmers' market and the residents. He asked how many vendors they have signed up
- DD. Emma Wright said they estimate 25 + 6 or 7 more – max. 30.
- EE. Justin Hyjek asked if they will be the square footage needed.
- FF. Emma Wright said the spaces are about 10' x 10' and there will be more than enough space. She said there will be space for the Gallery and Wine & Cheese Depot. There will be enough space for EMS to pass on the road.
- GG. Bob Brandt said there will not be tents by the Hatchery.

- HH. Emma Wright said they will not interfere with the Hatchery.
- II. Bob Brandt asked about how close to the entrance to Mr. Ellison' parking area.
- JJ. Emma Wright said we don't have to put vendors there
- KK. Justin Hyjek asked if there would be one side of the road open for passage. Can they put up a fence?
- LL. Terry Carter asked about the mini-park.
- MM. Emma Wright said they will put the music there.
- NN. Bob Brandt said that he agrees with Justin Hyjek that it is not our place to make adjustments. He would like to see how they will make this work. He agrees with their decision not to use lawns, not good in rain. This is a hard decision for the board to make. We want the people in Ludlow to enjoy themselves; this will bring businesses and people to the downtown.
- OO. Justin Hyjek said the road is 443 feet, roughly 200 feet to the entrance to Mr. Ellison's parking area from the light. He said that as a community member, he goes to the Farmers' Market in Londonderry. This brings business and high spirits. He said the one at OMS was not the same category.
- PP. Julie Nicoll noted that at the last meeting, the group was asked to bring letters from abutting property owners
- QQ. Frank Ellison said they did not ask him.
- RR. Bob Brandt said the board has received lots of positive feedback. They did hear from Paula Pollender who is against this. Some people are concerned about parking.
- SS. Justin Hyjek said this board received 6 letters in favor and 5 against. The Hatchery did not comment.
- TT. Emma Wright said they have spoken with the Hatchery and they did not voice support or oppose.
- UU. Justin Hyjek said that our meeting on March 5<sup>th</sup>, the board had said they would have to have at least 50% positive feedback. We have 5 against and 6 in favor. This is a slim margin. My goal is not to create unnecessary friction, but I see lots of benefits. He said that he understands the objections. He said that Chief Billings said this would not impede traffic.
- VV. Brendan McNamara said that the group has people waiting for this decision or they will go to other venues.
- WW. Tara O'Neil said her mother is also against.
- XX. Frank Ellison said there is also another tenant against it – maybe another 7
- YY. Abby Childs said that at their meeting on March 5<sup>th</sup>, the board did ask for letters from businesses only. They did not say anything about property owners or tenants. We were not aware of that. We do respect the tenants and all of the issues. But that should not take away from the market for local vendors.
- ZZ. Ryan Silvestri said this is a commercial district and there is access to the parking lot. He said he can't think of a better place. One of the issues is a change in their routines on Sundays. He said that he is hard pressed to think that the ambulance will park thereon Sundays. The Planning Commission is trying to help direct people to the downtown.
- AAA. Justin Hyjek said our goal is not to jeopardize the safety or personal property. They can block off the private property.
- BBB. **MOTION by Justin Hyjek and seconded by Bob Brandt to approve the Farmers' Market request to close Depot Street on Sunday mornings this season for the Farmer's Market.**
- CCC. Bob Brandt said we will try this for one year and see how it goes.
- DDD. Justin Hyjek said that this board has given clear directions and the property owner has the right to not allow people on his property. The ambulance will be there.
- EEE. Julie Nicoll asked how they will address the noise concerns.
- FFF. Justin Hyjek said there is a noise ordinance in the Village.

- GGG. Julie Nicoll said we need to be certain this is for a certain amount of time
- HHH. Frank Ellison said all of these people will change the integrity of the area and my tenants’.
- III. Julie Nicoll said that she cannot vote if we can’t work with the community. These are my neighbors. Not one of them is against a Farmers’ Market, just where they want it to be. She suggested a trial run on Sunday, from 8:00 a.m. to 2:00 p.m. We have not tried that. She would like to see a motion and it how it goes. This would be for one whole year and the people have no recourse.
- JJJ. Justin Hyjek said noise is an issue, but part of living downtown. What’s beneficial to everybody? We don’t want to infringe on safety. It is not our job to goal-keep this.
- KKK. **Motion passed: 2 in favor, one against – Julie Nicoll.**
- LLL. Laura Creaser asked that, going forward, have groups speak with Frank Ellison.
- MMM. Emma Wright said they did have some conversations. We were asked to talk to the businesses.
- NNN. Justin Hyjek said if there are multiple complaints, we will address the situations.

11. Approve VTRANS Financial Plan, Codes and Standards and Certificate of Compliance

- A. Financial Plan - Brendan McNamara advised that this is a yearly requirement.
- i. Brendan McNamara said there have been no changes since last year.
  - ii. **MOTION by Justin Hyjek and seconded by Julie Nicoll to approve and sign the Financial Plan, Codes and Standards and Certification of Compliance. Motion passed unanimously**

12. Set Date for ARPA Funds Meeting

- A. Brendan McNamara advised that Select Board has set their ARPA meeting on Wednesday, April 17th at 6:00 p.m. He would suggest that the Trustees hold their meeting on Wednesday, April 17th at 5:00 p.m.
- B. Justin Hyjek asked if they could hold a joint meeting.
- C. Brendan McNamara said they are 2 different entities with 2 different funds and this would be 2 different conversations.
- D. Justin Hyjek said that the town and village are considering combining boards. Maybe we could use the combined funds to one project. He suggested that both boards meet on Wednesday, April 17th at 6:00 p.m.
- E. Scott Baitz said that would be tough. He suggested having separate first meetings.
- F. Meeting set for April 17th at 5:00 p.m.

13. Other Business

- A. 15 Commonwealth Avenue
- i. Brendan McNamara said there was a house on the property that was destroyed by a fire in the 1980’s. At that time, when rebuilt, CO’s were not being issued and it was listed as a 1 - 3 bedroom house. There are no records about the original house. The fee for 1, 2, or 3 bedroom allocation is the same. He said that his recommendation was to make the allocation for 3 bedrooms. If when they rebuild, the owners want to have 4+ bedrooms,



they will have to come back to increase the allocation. There have been no payments on this building

- ii. **MOTION by Justin Hyjek and seconded by Julie Nicoll to designate the sewer allocation for 15 Commonwealth Avenue as 3 bedrooms. Motion passed unanimously.**

B. 83 Main Street

- i. Justin Hyjek asked about the property where the town paid for the demolition and clearing of the land of the stone house. The Village was supposed to make it into a park.
- ii. Brendan McNamara said he will check into it

C. 5 Alarm 5K Race Approval – August 31, 2024

- i. Brendan McNamara advised that the Fire Department has requested permission to hold its fundraiser on August 31, 2024, starting at 9:00 a.m. The route will start at the Community Center/High School up Main to High to Dug to Main to town.
- ii. **MOTION by Justin Hyjek and seconded by Julie Nicoll to approve the 5 Alarm 5K Race on August 31, 2024. Motion passed unanimously.**

D. Water Commission

- i. Justin Hyjek commented on the age of the water pipes in town.
- ii. Brendan McNamara said that is part of the Asset Management Plan to look at them. Also the State/Federal Lead Service Line Inventory that has to be done by October and plans to repair. The estimate is about \$100,000, but with the grant it is almost 100% forgivable.
- iii. Justin Hyjek said that there in 1948 there was an article about the water pipes being 50 years old.
- iv. Brendan McNamara said there was a leak by Book Nook that was due to the age of the pipes and hundreds of dump trucks. The pipes are constantly being pounded on.
- v. Justin Hyjek said at Main and Mountain, the pipes are under the patio where the sidewalks were.

14. Municipal Manager Updates

A. Post Town/Village Meetings Update

- i. Clean-up, revitalization – things not finished since the flood
- ii. Apply for Class 2 Paving Grant – Village portion of Access Road from trestle down. If we don't get the grant, we should find the funds
- iii. Wastewater Treatment Plant – continue working with FEMA. FEMA is looking at getting plant back to pre-flood condition, resiliency, or possible relocation
- iv. Justin Hyjek asked about cleaning under the bridge. -
- v. Brendan McNamara said it's on the list
- vi. Bob Brandt asked about the bridge abutment that is sticking out.
- vii. Brendan McNamara said they know about it.
- viii. Justin Hyjek said the state won't let us get in the river, but wants us to "Build Back Better"

15. Set Date for Next Meeting

A. May 7, 2024

- B. Brendan McNamara said that the Select Board had encumbered unused \$102,000 paving funds from FY2024. He said the Village has about \$60,000 in unused Road Construction funds and it

would be wise to use those funds for the Access Road. He will put this on the agenda for next month.

- C. Justin Hyjek said he will not be here, but if possible may call in.
- D. Julie Nicoll asked to have the agendas and packets mailed to her

16. Sign Warrant Orders

- A. Warrant orders were signed

17. Possible Executive Session

- A. None needed

18. Adjourn

- A. **MOTION by Justin Hyjek and seconded by Julie Nicoll to adjourn. Motion passed unanimously.**
- B. Meeting adjourned at 7:51 p.m.

Respectfully submitted,  
Lisha Klaiber

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Bob Brandt, Chairman of Trustees

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Julie Nicoll

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Justin Hyjek, Vice Chair, Vice Chair

Summary of Changes to the Village Zoning and Flood Hazard Regulations.  
These changes have been vetted by Chris Callahan, our zoning lawyer.

Section 220-Zoning Permit

Added: A Permit shall be required for any interior structural alteration, including but not limited to a change in the number of bedrooms.

Section 224-Expiration of Permit (State reg. change)

Land development associated with a site plan or conditional use approval shall commence within one year of the date the permit was issued. Unless land development associated with a site plan or conditional use approval has been substantially completed within two years of the date of approval, the zoning permit shall become null and void.

Section 255-Admin Review

Applicability: The Zoning Administrator is authorized to review and approve a change from an existing retail use to a different retail use within the Village R-C District.

(Changed this to streamline the permitting process, a goal of our grant)

Section 260.3 General Standards

In accordance with 24 VSA §4414(3)(D), a multi-unit dwelling project consisting of four or fewer units located in a district allowing multi-unit dwellings shall not be denied solely due to an undue adverse effect on the character of the area affected. (State reg. change)

Section 290-Affordability Requirement

We replaced this section with new language from the state that included new state regs,

A minimum of 15% of all units developed (rounded) as part of a housing project MUST be affordable.

All areas served by both municipal sewer and water infrastructure, affordable housing development, including mixed-use development, may exceed density limitations for residential developments by an additional 40 percent, and may exceed height limitations by one floor, provided that the structure complies with the Vermont Fire and Building Safety Code.

Section 410-Preservation District

Changed density from 10,000 square feet to 8,412 square feet. (state reg.)

Changed the amount of area to develop from 12% to 65%.

Had to move 2 unit dwellings, multi-unit dwellings and accessory dwelling units to permitted uses to align with state regs.

We chose to add Farmer's Market to permitted uses.

Added: Different materials may be used that keep in the character of the Preservation District and solar panels are allowed.

Section 420-Village Residential

State regs required us to add multi-unit dwelling( 4 or fewer), accessory dwelling unit and structures to permitted uses.

Density is at 5,000 square feet but could be up to 8,712 square feet for state regs.

Lot coverage was changed to 75%, from 30%(non-residential) and 50%(residential)

Section 425-Village R-2

We created a new district with lower density (8,712 sq. feet) that permitted and conditional uses are all about housing because several neighbors came to us wanting a change. The change would make all of Andover Street residential from Bridge Street headed south. The lot coverage we changed to 75%. I want to add Thompson Ave., Orion Ave., Lawridge Hts. and Okemo Heights to this new district but Regional said maps couldn't be redrawn in time and I couldn't get all board members to agree.

Section 430-Village Res/Com

We moved several conditional uses to permitted to streamline the permitting process. State regs required us to add multi-unit dwelling( 4 or fewer), accessory dwelling unit and structures to permitted uses.

Density is at 5,000 square feet but could be up to 8,712 square feet and still meet state regs.

We kept in the Covid outdoor dining regs.

Section 520-Misc. Requirements

There may be more than one principal use on a lot within the Village R-C District.

Section 530-Parking and Loading Requirements

New state regs. Required us to change:

Residential uses: . .—one parking space per dwelling unit, except in areas that are located more than one-quarter mile from public parking, in which case 1.5 parking spaces per dwelling unit are required (rounded up to the nearest whole number).2. Professional office/residence: one residential parking space, plus one additional parking space for every four hundred (400) square feet of office space.

Hotel, Inn, Motel, Tourist Home, B&B: one space per bedroom

Boarding/rooming House: one space per bedroom.

We added: Workforce Housing.; As required by the DRB in required districts. In the Commercial District 1.parking spot required per bedroom.

Section 540: Signs

This section is completely reworked and changed. It was worked on by the previous PC intensively. This board tweaked a few things, added clarifying language in places.

We added to the prohibited section: Repetitive flags or pennants and Signs with profanity.

**Section 550.1: Noise**

We added on our zoning lawyer's suggestion:

**550.9-** Individuals share a private right for recourse by filing a nuisance complaint with the police or the district court.

**Article 6: Flood Plain Management Ordinance**

We only changed that fuel tanks would no longer have a height requirement but would still have to be securely anchored because Rose pointed out that fuel companies are refusing to fill tanks up that high. We are currently working on this entire section, updating it because it is 10 years old.

**Article 7-Definitions**

Many were updated with state definitions, some were eliminated because they appear nowhere in the document, missing ones were added.