

**Planning Commission  
Meeting Minutes  
June 15, 2020**

**ATTENDANCE:** Henry Barrett, Julie Rachel, Ben Malesh, James Baxendell, Tim Myers, Tim Snelling, Dianna Battaglia, Amanda Paoletti

**Meeting called to order at 6:30 p.m.**

**APPROVAL OF MINUTES:**

The minutes for the May 18, 2020 meeting were unanimously approved as written.

**New Business:**

**A) Introduction of New Members**

The Planning Commission welcomed three new members to the commission. Those introduced were Julie Rachel, Tim Myers, and James Baxendell. Each member gave a brief description of their background and goals going forward.

**B) TA2020-01 Amendment to the Zoning Ordinance**

Ms. Battaglia introduced the Amendment to the Zoning Ordinance explaining that it was periodically necessary to amend the Zoning Ordinance because the Zoning Ordinance directs the development within the Town. The purpose of this amendment was to add a Zoning district to cover areas within town that are used as parks and to allow for the annexation of the Town Park, which is currently outside of the Town limits.

Ms. Battaglia explained that the new zone; Open Space (OS) is necessary because there is not a current district that could be applied to the Town Park. The new zone would be included in section 92 of the Zoning Ordinance, Section 96 of the Zoning Ordinance, Section 165, and the permissible use table. The purpose of the zone would be to preserve open areas of the town as areas for active or passive outdoor recreation use; protect existing natural resources and areas of scenic, historic, or cultural value. Towers would be excluded uses in the zone while recreational facilities, open air markets, and festivals would be permitted with conditions.

Ms. Battaglia explained that the Planning Commission would make a recommendation to the Mayor and Town Commissioners regarding the changes and that a public meeting would also be necessary.

Mr. Snelling asked if this vote would be the only part of this situation that the Planning Commission would be involved in. Ms. Battaglia explained that they would also be involved in the annexation.

There was no comment from Mr. Malesh.

Ms. Rachel asked how this space was different from Lower Ferry Park. Ms. Battaglia explained that Lower Ferry Park already exists in a designated zone and when the park was created it was permitted in that zone as a park. All of our parks may be rezoned in the future to Open Space. Ms. Rachel also questioned the electric power at the Town Park. Ms. Battaglia explained that power would be an expensive and difficult endeavor.

Mr. Myers had no questions.

Mr. Baxendell pointed out that the height could not exceed 50' and that in the future, if lighting was ever brought in, lighting towers tend to exceed 50' in height. Ms. Battaglia explained that in the future a new section on utilities could be added.

Mr. Barrett asked what consolidating all the parks in this zoning would require. Ms. Battaglia explained that the Zoning Map would need to be updated and it would need to be explored in the future.

There were no other comments.

A motion was made by (Mr. Malesh-confirm) and seconded by Mr. Myers that the Planning Commission recommends to the Mayor and Town Commissioners consideration and approval for the amendments as stated in this Staff Report and direct staff to prepare the report of recommendation. All members voted in favor and the motion was carried unanimously.

### **General Discussion: Covid Re-opening Plan**

Ms. Battaglia explained that there was a Town Re-opening Plan that becomes effective on July 1 and noted that protection was provided for employees and visitors. CDC guidelines were being followed.

### **Adjournment:**

Without objection the Planning Commission meeting adjourned at 7:00 p.m.

Respectfully Submitted,

Amanda M. Paoletti  
Planning Coordinator