1. Call to Order/Appointment of Alternates –

   Chairman C. Bramley called the meeting to order at 7:00 pm.
   Members present – C. Bramley, G. Cunningham, P. Dauten, P. Losee, J. Richards,
   S. Simonin.
   Appointment of Alternates – None

2. Commissioners requests – None

PUBLIC HEARINGS

3. Roberts – 65 Hopkins Rd. – Special Exception Shop and Storage Use by Contractor in a RR District.

   A. Roberts was present for the application. The requested list of vehicles and what is
   stored in the garage was provided. He stated in the three years of operating business on this
   property, he never received a complaint from any of the neighbors. Most of complaints at last
   month’s meeting were regarding his personal and friends’ vehicles and issues not related to his
   business. He noted special exception on property was for size of garage compared to the house
   and not for business use.

   Public comment: Neighbors J. Fairchild, A. Jeanfavre, D. Jeanfavre and J. Shea spoke in
   opposition of the application. J. Fairchild questioned if applicant is moving business to property
   he recently purchased in Burlington. A. Jeanfavre noted a noticeable reduction in noise levels of
   vehicles coming and going since that previous meeting. D. Jeanfavre noted changed attitude and
   consideration in last two weeks and asked if application is approved, can a stipulation be
   included to keep noise levels down. J. Shea stated current four employees are a violation. M.
   Connor commented that if approved, applicant would need to be a resident. B. Roberts spoke in
   favor and stated there is a fence with tall pine trees blocking side view of property to neighbors.
   A. Roberts clarified business is primarily seasonal lawn mowing, landscaping, general property
   management and snowplowing. During winter, employees take snow plowing trucks home. S.
   Simonin moved to close the hearing, P. Losee seconded and vote was unanimous.

   Commission discussed convenience of running a business out of your house but business
   becoming too big for neighborhood. Even with the advantage of being an interior lot, issue of
   traffic, three employees and commission’s responsibility to preserve character of the
   neighborhood is enough to question approval. Motion made to deny approval made by P. Losee,
   seconded by J. Richards, and vote to deny application was unanimous.

4. Lopez (Schneider) - 257 Maple Street – Ground mounted solar – Receive Site Plan for
   Special Structures Harvesting Facilities in RR District.

   Jacob Schneider of Earthlight Technologies was present for the application. C. Bramley
read public notice published on September 21 and 27, 2022 into the record. P. Losee asked to check postal green cards. It was determined that Earthlight Tech received a certificate of mailing for entire mailing list from the post office instead of sending individual letters by certified return receipt mail as required by the regulations. Applicant cannot proceed and hearing is postponed until October 17.

5. Old Business –
      Cannabis – Current moratorium expires January 1, 2023. Vote at November 8 referendum will determine which regulation gets sent to COG. If vote is no, option 1 for all activities will be no. If approved, option 2 will allow limited activities by Special Exception in RC District only.
      Solar – For ground mounted, change is from just a zoning permit to a site plan but won’t require a public hearing. It is suggested that if proposed location is in an area identified on the natural diversity databases maintained by DEEP, board’s concerns can prevent forest clear cutting or destruction to wetlands and habitats.
      EV – Home installations in garages or on private property will only require a building permit. Special exception would only apply for commercial properties. R. Alexe from Public Works submitted an email expressing concern with installations in right of ways and need for charging stations with a fee to have rates clearly posted.
      Small scale manufacturing – For businesses that don’t fit traditional retail sales. Will be added to C-202, RC and HTC Districts with Special Exception approval.
      Multi-Family Housing – Commission discussed allowing multifamily housing by Special Exception in the GR and C-202 Districts.
      In addition to the above regulation amendments, regulation formatting changes will need to be made to the table of contents, sections, numbering, glossary and appendix for easier readability and locating regulations.

6. New Business:
   None

7. Approval of Minutes September 19, 2022
   NOTED CORRECTION – N. Sauer was appointed as alternate at the September 19, 2022 meeting. With the noted correction, S. Simonin moved to approve the minutes, P. Losee seconded, vote was unanimous.

8. Correspondence
   Any new item added to the agenda requires a 2/3 majority vote of the Commission. Taking up any item after 11PM requires a 2/3 majority vote of the Commission.
   Affordable Housing on Gagarin Place do not have garages so sheds are being installed.

9. Adjournment
   S. Simonin moved to adjourn at 8:35 p.m., P. Losee seconded, there was no discussion and vote was unanimous.

___________________________  ____________________
Carol Bramley, Chairman  Date