Planning and Zoning Meeting

May 10, 2021

Members Present: Dalton Jacquier, Steven Allyn, Peter Brown, Michael O’Connor, and Joe Cieszlowski.

Members Absent: Dan Adam

Recording Secretary: Lindsay Jacquier

Motion to accept the March and April amended minutes done by ZEO officer Ron Hirsch is made by Peter Brown, and Mike O’Connor seconds the motion. Motion approved.

March report by Ron Hirsch Zoning Officer- There were 5 zoning permits issued. There were a lot of phone calls for information and questions. The 50 Barlow application took a lot of time with flood plain permit. FEMA and DEP worked a lot on the project and needed a second opinion. The solution was not made this month.

New Business- Lone Star Energy- Kurt Mayland- This project is eight to nine acres of solar panels. The substation is right across the street. This won’t be seen from route 44. It is hidden for the most part. Not a lot of construction for the solar panels. The neighbors are on board with this project.

Zoning officer report for April- There were 7 zoning permits submitted. The flood plain issues for 50 Barlow were settled. Tighe and bond was the firm for the second opinion. This project was permitted and approved and work has begun. There were alot of calls and inquires again.

Other Business: Eversource Energy – 36 Lower Road- send in a public document for the cell phone tower that will be left in the Building office for public view.

Public Comment: None

Workshop in Zoning Regulations:

Article 2- Discussion of whether changing it to “Downtown” Business district instead of Central Business district they have decided it will stay the same.

Agricultural definition- added the farm stand to the definition and “related items”. State had no acreage requirement. The definition was left at 5 acres minimum. State had recommended set back requirements that are for livestock or pig sties. Those were added. Backyard farming was struck from the definitions.

Manufacturing needs to have a license to do so because of the toxics from the business. Only for manufacturing use.

Structure- added the state statue to the ending verbiage definition.

Airbnb- Should there be a minimum amount of time where the owner occupies the home? These are allowed in residential areas. Leaving it as it is. Special permit.

Article 5- Clarification of more definitions. Temporary uses- change the “trailers” OR “RV”.

Section E- different part of zoning regulations.

Section B- Backyard Farming is 1 acre or more. No need for minimum acreage. Appropriate fencing. There needs to be appropriate setbacks for livestock for neighbors. Permitted in all areas.

Regulations of Campgrounds- stays the same as the in the state statue.

Do you ag use in other zones? Definition might need to be readjusted.

Need to come back to the zoning areas for residential, and commercial.

Go over all regulations and definitions and come back in a month and discuss. (table of uses)

Bed and Breakfast – existing

Boarding house- existing

Building Supplies/other distributors- Special Permit.

Campgrounds- existing

Commercial Greenhouse/Nursery- Special permit in residential, permitted in industrial zone.

Community Resident 7plus- Special Permit.

Contractor Building Related- Special Permit. Existing.

Golf Course- existing

End of workshop for now

Motion to adjourn the meeting was made by Peter Brown, seconded by Dalton Jacquier to next months meeting on June 14th, 2021.