1. ROLL CALL:
Peter Marchand, Willard Platt, and George Closson convened for the Zoning Regulations subcommittee meeting at 5:00PM. Town Planner and Director of Land Use Lance Hansen, along with Department of Public Works Director Jim Rollins and Zoning Enforcement Officer/Wetlands Agent/Blight Officer Michael Stankov, staffed the meeting.

John Cooney was absent.

2. DISCUSSION REGARDING POTENTIAL ZONING REGULATION CHANGES – DRIVEWAY APPROVALS • PARKING AS PRINCIPAL USE • DEVELOPMENT ON 25% SLOPES • PARKING FOR MARIJUANA FACILITIES:
Mr. Rollins spoke about the variations in slopes of roads within town, citing Bridge Street with a slope of 22%, Spring Street with a slope of 19%, and Hurlbut Street with a slope of 14%. Mr. Marchand noted the struggle with fire truck access on Crown Street. Mr. Rollins offered to create a spreadsheet on the slopes for other roads. Mr. Platt noted that some roads have a slope of 25%. Mr. Rollins discussed box trucks and roads with slopes over 20%. Mr. Platt reminded the group the need for switchbacks for steep slope driveways. Mr. Rollins agreed, pointing to Northwest Regional School District #7 with a driveway slope of 8%, and questioned where the line should be drawn. Mr. Marchand questioned whether the Zoning Board of Appeals would issue a variance for steep slopes. Mr. Stankov noted the lack of a definition for common driveways and paper roads in the Zoning Regulations. Mr. Marchand indicated the Subdivision Regulations address those.

The subcommittee discussed driveways that ought not to exceed a 10% maximum grade and the enforcement. It was noted that driveways on paper roads were unenforceable. Mr. Marchand suggested seeking more information on the zoning authority of the Town from Attorney Kevin Nelligan. Mr. Rollins suggested that the Building Department might administer/accept driveway permits. Mr. Stankov questioned how to handle pre-existing non-conforming lots. It was agreed that driveway culverts should be the property owner’s responsibility.

Mr. Rollins discussed survey of roads. Mr. Stankov discussed filing mylars for A-2 surveys. Mr. Platt brought up the installation of silt-fencing and hay bales for work around Highland Lake. Mr. Stankov reminded the subcommittee that parking is not allowed as a principal use without a primary structure. There was also a discussion about parking and paving.

3. ADJOURNMENT:
The Commission adjourned at 5:55PM.

Respectfully submitted,
Pam Colombie, Land Use Assistant
(From the hand-written notes of Town Planner and Director of Land Use Lance Hansen)