

## TOWN OF THORNTON PLANNING BOARD

### PLANNING BOARD WORKSHOP MEETING MINUTES October 10, 2013

#### CALL TO ORDER:

T. Phillips called the meeting to order at 6:05 pm.

#### ROLL CALL:

The following members/alternates were present:

T. Phillips, Chairman    S. Macintosh, Member    G. Kimball, Member    F. Freeman, Member  
R. Gilman, Alternate    F. Gunter, Alternate

The Board worked on the TZO Table of Contents 3<sup>rd</sup> Draft 10 02 13 (Rev 3.1) document prepared by G. Coogan.

The Board determined that the following changes should be made to the Table of Uses:

1. Remove the Classifications of uses and put all the allowed uses listed in alphabetical order.
2. Review the footnotes for accuracy and alter the numbering so that they are ordered according to how they appear in the table.
3. Change the name of the use to match the corresponding existing definition: "Single Family", becomes "Dwelling, Single Family" etc.
4. Change the permitting for Hotels to reflect Not Permitted in the Rural Residential and General Residential Zones.
5. Remove the footnote notation on Research Laboratory which is a permitted use in the Industrial I and Industrial II Zones without the added footnote requirement.
6. Modify Footnote 6 to read: "Except for those involving the manufacture or wholesale distribution of creosote, disinfectant insecticide, poisons, cement, lime gypsum, or plaster of paris, blast furnace, gasoline, petroleum, kerosene, paint, varnish, shellac or other hazardous materials. Storage or disposal of nuclear waste is prohibited."

The Board reviewed the Table of Dimensional Requirements and determined that the following items should be addressed:

1. Development requirements should be specific to Conventional Development and Cluster Development.
2. A Density Requirement line should be added under Minimum Lot Size.
3. A line needs to be added to designate the amount of open space to be left between Multi-family dwellings.
4. Review the footnotes for accuracy and alter the numbering so that they are ordered according to how they appear in the table.

Upon review of the existing permitted uses it was discovered that Hotels are currently an allowed use in all zones including the Rural Residential and General Residential Zones if the Hotels are recreational in nature.

The Board discussed the issue at length and determined that a change should be made to the existing language which would indicate that Hotels are not permitted in the Rural Residential and General Residential Zones.

T. Phillips stated that the main purpose of the current review of the Zoning Ordinance is to clarify what the existing document allows/does not allow.

T. Phillips stated that when the new document is presented for approval it will be important to be able to point out the changes to existing permitted or disallowed uses, which is different from changes like adding a Table of Uses which merely puts into spreadsheet format the terms of the existing document.

The Board directed N. Decoteau to begin and maintain a list of *changes* made to the existing Zoning Ordinance.

T. Phillips stated that both the change to the Hotel use and the new section under Article X: A. Accessory Dwelling Units need to be included on the list of changes.

The Board directed N. Decoteau to prepare a definition for each of the allowed uses not currently defined in the Zoning Ordinance.

The Board directed N. Decoteau to revise the Table of Dimensional Requirements to accurately reflect what the current Zoning Ordinance states.

The Board directed N. Decoteau to ask G. Coogan to begin working on revising Article 8.

The Board reviewed the document 3<sup>rd</sup> Draft 10 02 13 (Rev 3.1) and made the following comments to be forwarded to G. Coogan:

1. Page 10 A. Accessory Dwelling Units #4: delete the words "of the heated and finished floor area".
2. Page 10 A. Accessory Dwelling Units #5. Remove #5.
3. Page 10 A. Accessory Dwelling Units #6. Leave as is.
4. Page 10 A. Accessory Dwelling Units #7. Remove #7.
5. Page 10 A. Accessory Dwelling Units #8. Leave as is.
6. Page 10 A. Accessory Dwelling Units #9. Leave as is.
7. **Page 2** Dwelling, Multi-Family: Change the definition to read, "means a structure occupied by three but not more than ten families living independently of each other in individual dwelling units."
8. Page 11 A. Accessory Dwelling Units #10. Leave as is
9. Page 11 B. Conventional Development: Add a note: "See Table of Dimensional Requirements". It is the hope of the Board that the written portion describing the dimensional requirements for conventional development can be deleted once all of the specifics are designated in the Table of Dimensional Requirements.
10. Page 11 C. Cluster Development: Delete the words "In General" from the sentence " In general, Cluster Development shall be considered only on parcels of land exceeding (5) five acres."
11. Page 11 C. Cluster Development 1. Lot Size: use the term "Qualifying Acreage and strike the term "Qualifying Lot Area" in both uses of the terms in this section. **ALSO** – go to the definitions on page 3 and strike the "Qualifying Lot Area" term.
12. Page 11 C. Cluster Development 1. Lot Size: The Planning Board agrees that in Cluster Developments the land area used to calculate acreage, in determining the permitted density of development, should not be allowed to continue in Current Use. Since the Current Use rules require that a real change has to occur to the land ( a shovel, backhoe etc.) in order for land to come out of Current Use it may be tricky wording this requirement. Perhaps it needs to put in terms like "Land that will remain in Current Use shall not be used in calculation of acreage to determine permitted density of development".

T. Phillips summarized by stating the work that needs to be completed includes a list of definitions for all of the allowed uses and work needs to be done on Article 8.

T. Phillips noted that the dates for the required Public Hearings on Amendments to the Zoning Ordinance are in early January and that the revised document needs to be reviewed by the Planning Board attorney prior to the Public Hearings.

T. Phillips noted that the document should be completed by the first part or middle of November.

The Board discussed the need to offer multiple opportunities for the public to become aware of the proposed changes to the Zoning Ordinance so that they will be well informed prior to voting for/against the amended Zoning Ordinance in March 2014.

The Board adjourned at 9:05pm.

Respectfully Submitted,

Nancy Decoteau  
Planning Board Assistant