

MINUTES  
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE  
Tuesday, March 16, 2010  
Conference Room B, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, R. Hall, K. Holt, G. Lewis, K. Rawn  
Others present: G. Padick, Director of Planning

**I. Call to Order**

Chairman Beal called the meeting to order at 2:03 p.m.

**II. Minutes**

3-2-10- Favretti MOVED, Rawn seconded, to approve the 3/2/10 minutes as written.  
MOTION PASSED with Beal, Favretti, Holt and Rawn in favor with Lewis disqualified.

**III. Consideration of potential revisions to the Zoning Regulations/Zoning Map**

After discussing potential Spring 2010 Public Hearing dates for the revisions under active consideration, it was decided to tentatively plan on May 17<sup>th</sup> and June 7<sup>th</sup> as hearing dates. It was noted that to meet statutory requirements, referrals will need to be made to the WINCOG Regional Planning Commission and a 35 day response period will need to be provided. Members agreed to postpone a decision on whether all of the planned spring 2010 regulation revisions would be presented at one hearing or whether multiple hearings would be more appropriate.

Members briefly discussed a 2/25/10 draft of proposed Zoning and Regulation revisions associated with the planned rezoning of the Industrial Park Zone south of Pleasant Valley Road. There was a general consensus that previously discussed design concerns most likely could be addressed with some relatively minor regulation revisions and therefore, a spring public hearing was still possible. It was agreed to hold off detailed discussion until later in the meeting or at the next meeting.

Padick briefly reviewed the latest draft revision regarding political signs and it was agreed that this draft was ready for hearing. Turning to the Conservation Commission's proposed Zoning Regulation revisions regarding aquifers and ground water protection, Padick provided background information and indicated that, subject to more specific review, he expected to support the revisions. He agreed to review the proposal further and format recommended revisions for the Committee's consideration at the next meeting. In similar fashion, potential Zoning and Subdivision Regulation revisions regarding invasive species were discussed and Padick agreed to format proposed revisions for consideration at the next meeting.

Padick reviewed with Committee members the basic elements of a draft revision to the definition of family that is being finalized with the help of the Town Attorney. He noted that the Community Quality of Life Committee had expressed support for a draft provision that would reduce an unrelated individual category from 4 to 3 persons. He also explained that the current definition was out of date and that the current draft contained 6 categories of family including new provisions for a "functional family" and a more specific reference to individuals related by blood. A refined draft acceptable to the Town Attorney is expected to be available for review at the next meeting.

Members next discussed potential revisions to regulations regarding illuminated commercial signs and window coverage and decided not to pursue revisions at this time. Staff was advised that strict enforcement of existing provisions was needed. The nine (9) items listed on the agenda under III C were briefly discussed and members agreed that many of these items needed to be addressed through coordinated revisions to the subdivision regulations or zoning regulations. These items will remain under review but were not considered Spring 2010 priorities.

**IV. Future Meetings**

After discussion, it was agreed to schedule the next committee meetings for every other Tuesday at 2pm. The next meetings are scheduled for 3/30, 4/13 and 4/27.

**V. Adjournment**

The meeting was adjourned at 4:00 p.m.

Respectfully submitted,

K. Holt, Secretary