

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, May 16, 2012 ▪ Regular Meeting
Planning and Development, Audrey P. Beck Municipal Building

Members present: V. Ward, K. Holt; K. Rawn, P. Plante

Others present: L. Painter, Director of Planning and Development, C. Hirsch, Zoning Agent

Call to Order

Chairman Ward called the meeting to order at 1:15 p.m.

Approval of Minutes

4-11-12: Holt MOVED, Ward SECONDED approval of the minutes as written. Motion was approved unanimously; Rawn and Plante abstained.

Consideration of Potential Zoning and Subdivision Regulations

Painter noted that there the proposed changes to special event signs, donation drop-off boxes and additions to non-conforming structures were ready to move forward to the Commission based on discussion at previous meetings. Rawn requested clarification as to whether donation drop off boxes, which have also been referred to as charity collection boxes in the materials, were limited to charity or non-profit uses. Painter noted that the proposed regulations allow donation drop off boxes for either non-profit or for-profit uses and as such will remove any references to charity collection boxes from the materials.

Work Initiated Without Permits

Hirsch distributed the current ordinance governing zoning violations and provided an overview of the violation process for the members. Members discussed the wide range of violations, such as the homeowner who doesn't know or understand the requirements, versus someone who expands a project beyond the scope of a previous approval. Members discussed potential for punitive penalties similar to those incorporated in the building permit process, but wanted to be able to have some differentiation between the different extremes noted above. In particular, the members voiced concerns regarding recent wetland violations. Painter will research remedies for Inland Wetlands violations and work with Dennis O'Brien on an ordinance to be modeled on existing building and zoning violation provisions and potential penalties for work without permits.

Bonding Regulations

Painter updated the Committee on the pending legislation regarding bonding. She will work with Dennis O'Brien on recommendations for changes once more is known on the final language and effective date.

Live Music/Amplified Music

Painter distributed draft regulations that would change live music to amplified music and eliminate the requirement for a special permit unless speakers were placed outside or the business exceeded certain thresholds for violations of various related town regulations and ordinances. The Committee requested that Painter research the following items:

- The Commission had previously been told that it could not consider past violations in determining whether or not to approve a new request (not necessarily related to live music

permits). Using that logic, would the Commission be prohibited from considering violations of other regulations/ordinances as proposed?

- In linking the amplified music permit to violations of other regulations such as alcoholic beverage, fire, etc., would that open the Town up to any liability if a tragedy were to occur?
- Is the town notified by the Division of Consumer Protection of any alcoholic beverage violations?
- Is there a system for being notified of violations by other town departments?

Tentative Schedule for Review of Proposed Changes by Planning and Zoning Commission

The Committee agreed to work toward a September public hearing date for a large package of zoning amendments, including the minor revisions worked on to date.

2012 Meeting Schedule

The Committee requested that the May 23rd, June 13th and December 26th meetings be cancelled.

Next Meeting and Agenda Items

The next meeting of the Committee will be on June 27, 2012 at 1:15 p.m. in Conference Room C.

Adjournment

The meeting was adjourned at approximately 2:47 p.m.

Respectfully submitted,
Linda M. Painter, AICP