

MEMBERS PRESENT: Chairman Laurie Robinson, Patrick Reading, Michael Solis and Bob Setschinsky;
Selectman's Liaison: Stan Soby; Staff: Adam Turner, Town Planner Craig Grimord, Assistant Town Planner/Zoning Enforcement Officer; Gail Therian, Clerk

MEMBERS ABSENT: Patricia Hayn

1. CALL MEETING TO ORDER.

Chairman Robinson called this meeting to order at 7:07 p.m.

2. ADDITIONS TO AGENDA None

3. PUBLIC HEARINGS - None

4. Pending Applications - None

5. Minutes of Previous Meeting – Minutes Regular Meeting October 16, 2012

Motion by: B. Setschinsky
to approve the minutes of the Regular Meeting of October 16, 2012 as presented.

Second by: R. Reading

Vote: Abstentions: M. Solis All others in Favor **Motion carried.**

6. New Business/Applications Received - None

A. Review of Proposed new Zoning Regulations

A. Turner, Town Planner, discussed the proposed format for the Regulations. He reviewed the proposed Zoning Districts, Use and Design Standards and the process. He said that the three focuses of these new proposed Land Use Regulations is to: 1) retain the character of the Town; 2) make the Regulations reliable and predictable and 3) preserve agriculture and natural resources. He said that any further comments, questions or concerns should be directed to him by email.

Discussion followed with comments, suggestions and questions from Board members regarding non-conformities, consistency of Regulations, signage, lighting and home occupations regulations.

A. Turner told the Board that all the comments and suggestions would be incorporated in a list to be presented to the Planning and Zoning Commission for their consideration.

7. Old Business – None

8. Zoning Enforcement Officer's Report -

C. Grimord presented to the Commission his Year End Enforcement and Compliance Summary for 2012, which included the number of zoning violations, official complaints, and the number of reviews and issued permits for 2012 and updated the Board on the outcome of the Przekopski appeal.

9. Correspondence None

10. Adjournment

Motion by: P. Reading
to adjourn the meeting at 9:20 p.m.

Second by: B. Setschinsky

Vote: **Motion carried unanimously**

Gail N. Therian, Clerk

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2013 JAN 16 PM 1:08
NANCY A. BRAY
TOWN CLERK
Nancy A. Bray