

**Planning & Zoning Commission
Regulations Committee - Village District Sub-Committee
Minutes – October 4, 2010**

Present: Nancy Fischbach, Torrance Downes, Janet Edgerton, Cathie Jefferson, Jane Samuels
Absent: Peter Howard

The Village District Sub-Committee meeting convened at 3:35 pm in the small meeting room at Town Hall.

1. Discussion of September 22 Public Information Meeting. Members of the audience asked about any financial implications (Answer: none or minimal) and why there was an owner occupancy requirement. (Answer: would only apply for new uses as existing uses are grandfathered.) See below for further discussion regarding owner occupancy. Questions were asked about the design implications. All felt that the comments were generally positive and noted that no one spoke against the proposal, although a few stated they needed more information.

Cathie noted that since the meeting two owners on Spring Street asked why more of Spring wasn't included. She advised them that with property owner support, there was always the potential of making the district larger.

2. Schedule and Special Standards. The sub-committee reviewed the 10/1/10 draft of the schedule of uses with permit requirements and special standards, and revised it as follows:

4.10.1 Single Family Dwelling change from n/a to SxP in Gateway, over 4000 SF
NEW Two-family Residence change to one unit owner occupied *only if off Main St.*

NEW Multi-family residence prohibited in all

ADD NEW Combined Use Buildings, permitted by SxP in Village Comm.

Add standards for Combined Use in Village Commercial & Village Mixed on Main St.:

ground floor non-residential only

Upper floor no more than two residential units, any other units must be non-residential

Residential units minimum of 500 SF total floor area

4.10.15 Mortuary and funeral home Prohibit in Village Commercial

4.10.16A Bed & Breakfast Prohibit in Village Commercial

Change standards to Min. 100 SF per room; average room size of at least 120 SF, Max. 4 BR (not 3) in Village Residential, and Delete two adult/one child maximum occupancy

4.10.16B Inns Permit in all Village Mixed Use, not just off Main.

Change standard to minimum 100 SF per room, average room size of at least 120 SF

Delete two adult/one child maximum occupancy

4.10.23A Delete "theaters" from list as theaters are not 4.10.23B

4.10.26 Veterinary Hospitals prohibit in Mixed Use

4.10.27 Retail businesses add 700 SF limit by SPA in Mixed use off Main, and by SxP in Vlg Res., allowing larger stores in Mixed Use on Main, up to 3000 SF, by SPA.

4.10.28 Retail businesses, large display prohibit in Village Comm.

4.10.30 Restaurants change from SPA On Main to SxP in all Vlg Comm

4.10.32B Food prep. for wholesale distribution prohibit in Village Commercial and Mixed Use

4.10.35 Rental of tools, etc. prohibit in Village Commercial

4.10.37 Office for business by SPA in Mixed Use, not SxP

4.10.39 Medical offices by SPA, not SxP, in Village Commercial, and by SxP, not SPA in Mixed Use

4.10.40 Real Estate offices by SPA in all Mixed Use, not by AZP on Main

NEW Library by SxP in all Mixed Use, not just on Main

Also, 4.10.38 offices with drive through to be eliminated from table all together since covered by 4.116a

And 4.10.50 Multi family on non-res in Gateway to be eliminated from table all together

For Accessory Uses

4.115 Outdoor seating add "for food service" for clarification, permit by AZP in Village Commercial and Village Mixed Use for sidewalk seating only, and by SP for locations other than sidewalk, with maximum of 10 seats in sidewalk seating area

4.116 Drive through for non-food by SPA, not SP in VC and by SP, not SxP in Mixed on Main St. only.

The meeting adjourned at 5:40.

Respectfully submitted,
Nancy Fischbach

10/07/10