

## MINUTES

### ORDINANCE COMMITTEE MEETING

February 23, 2015 – 8 a.m.

Conference Room A

Present: Matt Robinson, Chair; Councilors Sherrie Benner and Ben Hartwell  
Also Present: Town Manager David Cole; Zoning Administrator David Galbraith; Town Planner Tom Poirier; Mike Means

1. Approval of January 20, 2015 Committee Meeting Minutes.

A motion was MADE by Councilor Benner, SECONDED by Councilor Robinson, and VOTED to approve the minutes of the January 20, 2015 Committee meeting. Unanimous vote.

2. Current Business.

- A. Review the Narragansett Development District to see if additional permitted uses or changes could be made to encourage more development with the District and recommend appropriate changes to the Land Use and Development Code for the Town Council to consider (referred by Town Council at July 1, 2014 meeting).

The Committee continued its discussions on the development of recommended changes to the Land Use and Development Code to encourage more development within the District. Chair Robinson reported that he has not been able to talk to the Developer regarding a proposal that may be coming forward. The Committee reviewed a map of the Narragansett Development District and a list of current permitted uses.

The Town Manager gave a brief history of the intent, approval, and establishment of the Narragansett Development District.

After discussion, a Motion was MADE by Councilor Hartwell, SECONDED by Councilor Benner, and VOTED to recommend to the Town Council that contractors yards not be a new use in the Narragansett Development District; however, the Committee recognizes the need that contractors be accommodated. Be it further recommended that the Committee has asked staff to look at adding contractors' yards to the commercial district with good standards for screening that take into consideration the size of the lot, amount of road frontage, and setback requirements. Unanimous vote.

After discussion, the Committee requested that staff develop a list of permitted uses consistent with the Committee's general discussions on how the Committee wants the Narragansett Development District to look like and also make an effort to discuss with Hannaford any future plans for their parcel.

The Committee agreed that this item will be further discussed at the next meeting.

- B. Develop a proposal to provide more flexibility for allowing home occupation businesses for the Town Council to consider at a future meeting (referred by Town Council on December 3, 2013).

The Zoning Administrator recommended the adoption of specific standards for a business use at the business owner's home. Once the business owner outgrows the standards for a small business, the business will need to move to another location that allows it. The Zoning Administrator proposed allowing commercial use in the rural district as long as it is contained. The Zoning Administrator reminded the Committee that the only place that landscaping businesses are currently allowed is the industrial zone. Outside storage is only allowed in the industrial zone.

The Town Planner explained the concept of a "working rural district" that allows uses similar to landscaping such as lumber, loam and seeding businesses. The general thought process is that home occupations and landscaping would be permitted uses in the rural zone.

Mike Means of 19 Chadwick Drive explained that he lives in the Rural zone off a private road on five acres of land in the woods. He currently has three commercial trucks and outside storage. He has been told that he can continue his operation the way it currently is but cannot expand his business any further until Council acts on this item.

The Committee requested that staff draft language that will allow landscaping as a permitted use in the rural area. The Committee generally agreed to the concept of allowing landscaping businesses as a permitted use in the rural area and as a home occupation permitted use based on the size of the lot and setbacks. It was agreed that the proposal would incorporate a limit, or cap, on how much the business could expand before the business would need to move to another location. It was the general consensus of the Committee that contractors' yards and large outgrown home occupation businesses be considered as similar uses.

The Committee requested that both the Items 2(A) and 2(B) of the agenda be reviewed together instead of separately. It was agreed that 2(A) and 2(B) will be discussed at the next Committee meeting.

3. Other business.

The Town Manager reported that Councilor Moulton is sponsoring an item requesting that the Ordinance Committee discuss an update to the NFPA 101 Life Safety Code by adopting the 2009 edition at their next meeting in order to move this item along.

4. Next meeting.

The Committee agreed that they would confirm a date for the next Committee Meeting at the March Council Meeting.

5. Adjournment.

There being no further business, the meeting adjourned at 9:44 a.m.

Respectfully submitted,

Jeri Sheldon, Ass't to the TM/HR Director