

Present: Jane Connolly, Chairman; Don Saltzman, Stephan Grozinger, Ken Edgar, Britta Lerner, Pierre Ratte      Absent: Vice Chairman Joe Limone

Also present: Land Use Director

Recorded digitally on March 4, 2013

#### APPROVAL OF MINUTES:

Britta Lerner moved that the Commission approve the minutes of February 4, 2013 as edited by Ken Edgar. Seconded by Pierre Ratte. Vote in favor (6-0) Joe Limone absent.

APPLICATION FOR ZONING PERMIT, INTERIOR WORK FOR J.K. CAFE AT COBB'S MILL INN, 12 OLD MILL ROAD (D. FRIEDMAN) (REFERRAL FROM ZONING ENFORCEMENT OFFICER PER STANDARD OPERATING PROCEDURES MEMO DATED JUNE 20, 2011)

Owner, Drew Friedman and his business partner Elayne Cassara were present.

The members considered the application for a Zoning Permit for the interior work for the proposed café at Cobb's Mill Inn. The principal issue discussed was whether the operation of the café would constitute an intensification of, or would be an impermissible expansion of, a pre-existing non-conforming use of the premises.

Also discussed was whether or not the Town Attorney's opinion, requested by the Commission, is public information. Stephan Grozinger felt that everything in the file should be open to the public and the applicant. Other members felt that the attorney-client privilege rendered the document non-public information. The Chairman asked the Land Use Director to consult the Town Attorney further on this issue.

After discussion, the Chairman took a sense of the meeting. Britta Lerner, Pierre Ratte and Stephan Grozinger indicated that they were inclined to grant the Zoning Permit and Jane Connolly, Don Saltzman and Ken Edgar were opposed. No formal vote was conducted, and the Commission discussed holding a Special Meeting to further discuss and resolve this issue.

1hr24mins

DISCUSSION CONTINUED: POTENTIAL AMENDMENTS TO THE ZONING REGULATIONS:

DETACHED ACCESSORY DWELLING UNITS, SECTION 321 AND 345 LIMIT ACCESSORY DWELLING UNITS TO WITHIN THE PRINCIPAL DWELLING.

The Commission members discussed the ramifications of this issue and felt it should go before the public. Don Saltzman reported on questions from the public at Speak Up. The Chairman will write a draft proposal.

DRAFT PROPOSAL FOR NEW SECTION 314, DRIVEWAYS TO REPLACE THE TOWN DRIVEWAY ORDINANCE.

In the absence of the Vice Chairman, there was no draft proposal to discuss.

OTHER BUSINESS:

The Land Use Director gave a Staff Report on zoning enforcement issues.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Approved March 18, 2013.