

Present: Don Saltzman, Ken Edgar, Pierre Ratte, Sally Korsh  
Absent: Britta Lerner, Stephan Grozinger, Jane Connolly

Also present: Land Use Director

Digitally recorded on 6/17/13

Don Saltzman presided over the meeting as Chairman.

**DISCUSSION/DECISION: RYAN, 13 BERNHARD DRIVE, PLAN FOR COMPLIANCE WITH HEIGHT REGULATIONS AND JUNE 16, 2006 CEASE & DESIST ORDER (LANDTECH) (REFERRAL FROM ZONING ENFORCEMENT OFFICER PER STANDARD OPERATING PROCEDURES MEMO DATD JUNE 20, 2011**

Joseph Ryan, owner and Peter Romano of Land Tech were present to submit to the Commission a Plan for Compliance with Section 321.8 of the Zoning Regulations. Mr. Romano presented a plan and went over it in detail showing the proposed grading and stone planters to be located at the base of the house foundation to attempt to reduce the building height below the maximum allowable height of 35 feet.

This matter was in litigation from 2006 until 2011. The owner has filed a plan for compliance with the Zoning Enforcement Officer. The ZEO has referred the matter to the Commission. After some discussion, Don Saltzman suggested that the Commission table the matter and ask the Town Attorney for guidance.

Ken Edgar moved that the Commission table the discussion and ask the Town Attorney for guidance on this matter. Seconded by Pierre Ratte. Vote in favor (4-0) Absent: Stephan Grozinger, Jane Connolly and Britta Lerner

29mins24sec.

DISCUSSION: DREW FRIEDMAN, 12 OLD MILL ROAD, POTENTIAL USES FOR THE BUILDING LOCATED IN THE PARKING LOT FOR COBBS MILL INN (SEE MAPS 3647A AND 3592, AND "SITE IMPROVEMENTS FOR A PROPOSED PARKING LOT," PREPARED BY LAND-TECH CONSULTANTS, INC. 3/26/12)

Drew Friedman came before the Commission to discuss the old garage in the parking lot. Mr. Friedman stated that he would like to rebuild the existing old garage for several uses such as storage of maintenance equipment, a workshop, a training facility and/or staff quarters. Mr. Saltzman stated that Mr. Friedman owns a pre-existing and non-conforming property, which means any modification has to conform with what was there and really cannot enlarge any existing structure or extend existing uses. Mr. Edgar noted that if the proposed use is to be an accessory use to the Cobb's Mill, such use would be occurring on a lot separate from the Cobb's Mill lot, and the Regulations do not permit accessory uses to be conducted on a lot separate from the primary use. Also the garage is on less than two acres and is therefore not in compliance with the minimum acreage requirement of the Zoning Regulations.

Discussion followed and the Commission felt that Mr. Friedman would need to come before it with an application for a zoning permit stating exactly what he proposes to do before the Commission could approve a particular structure or use.

43mins49sec

DISCUSSION CONTINUED: POTENTIAL AMENDMENTS TO THE ZONING REGULATIONS

1. DRAFT PROPOSAL TO AMEND SECTIONS 321.1(B), 321.2(F) AND 610 RELATED TO FARMING, FARM STANDS AND FARMER'S MARKETS

Vivian Simons came forward, owner of Chestnut Hill Farm on Lyons Plains Road. Ms. Simons is interested in organic farming on her property and having a farm stand to sell her produce. Ms. Simons described the activities that would be carried on at a farm stand.

The Commission stated that it would be necessary to amend the Regulations to permit a farm stand, and the Commission will consider a draft amendment on this topic.

FARMING AND FARM STAND PROPOSED AMENDMENT CONT:

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

John Conte, Town Engineer and Tracy Kulikowski, Land Use Director, will work on this proposal on Tuesday and meet with the Town Attorney on Thursday, June 20<sup>th</sup>.

APPROVAL OF MINUTES FOR 6/3/13

Don Saltzman moved that the minutes for June 3, 2013, edited by Ken Edgar and the Land Use Director, be approved. Seconded by Pierre Ratte. Vote in favor (4-0) Jane Connolly, Stephan Grozinger and Britta Lerner absent.

OTHER BUSINESS:

The Land Use Director went over the staff report in detail with the Commissioners.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: unanimously approved on 7/18/13