

Zoning Bylaw Committee  
Minutes for January 9, 2023

1. Called to order at approx. 6:30 PM by Tom Callahan. Attending: Tom Callahan (TC), Clark Brewer (CB), Jack Creighton (JC). Cassie Malatesta (CM). CM dropped out and Dave Farrag (DF) joined after discussion of Art. 6 below. arrived during discussion of Art. 8; JC left at beginning of discussion of Art. 2 below. Also attending: staff, Cassandra Thayer & Lauren Lind and Judge Cutler from KP Law and Woody Chittick, chair of ZBA, also attending.
2. Final discussion re: changes to Art. 12. Moved and seconded to approve; voted to approve 4-0.
3. Final discussion re: changes to Art. 8 (absent single lot exemption). Moved and seconded to approve; voted to approve 4-0.
4. Discussion re: proposed changes to single lot exemption. Changes result in preservation of existing rights but cutting off new rights in the future. Approved changes in concept; final vote at next meeting.
5. Discussion re: proposed housekeeping changes and map updates to Art. 3. Vote on warrant article deferred to the next meeting.
6. Discussion re: art. 6. We went over Judge Cutler's questions and objectives for largely housekeeping changes, and her pointing out issues we have with setbacks and height under the current bylaw. Discussion also had regarding regulation of political signs. Proposals for changes to be discussed further at the next meeting, including addressing problems with lacking dimensional limits; will need more research into appropriate regulations regarding political signs and perhaps not address that until spring '24.
7. Discussion net re: Art. 2. TC said only his suggestions about changing height on the table from his suggestions at this time. There was an extensive discussion of the history of the proposed change and the objectives sought to be met. It was recommended by Brewer that the height discussion use analysis and examples, to determine what might be a reasonable approach for the 35/40 in the zoning dimensional table. In addition, that the average grade be determined from 10' spacing, instead or the less precise "equidistant" in the draft language. Judge Cutler's proposed changes to other definitions to be done at this time also discussed. All approved in concept; formal vote at next meeting.
8. It was recommended by Brewer that we discuss the presentation approach and annual town meeting and how our planning directors' last presentation to TM was so efficient and effective, that all zoning passed without issue. Brewer recommended that we have a strategy, for the presentation, determined as early in the process as possible for the "housekeeping" zoning changes planned for spring or ATM.
9. Minutes of 12/19/22 approved 3-0.
10. Discussion was had regarding the pros and cons of separate TM sessions for just the zoning articles. No course of action resolved at this time.

Meeting adjourned at approx. 8:39 pm.