

PLANNING BOARD MINUTES

SPECIAL MEETING

June 1, 2009

Board members present:

Art Weber, Chairman Ron Wolanski, Planning Director

Audrey Rearick Roland Chase, Assistant Solicitor

Betty Jane Owen

Richard Adams

Gladys Lavine

Jan Eckhart

Members absent:

Frank Forgue

The meeting was called to order at 9:00 am.

1. Review of draft proposed Zoning Ordinance amendment to implement incentives to promote creation of affordable housing units. Assistant Solicitor, Roland Chase discussed his comments on the proposed draft presented in his April 20, 2009 memo. The primary concern is that the proposed new article may duplicate the purpose of Article 17, Comprehensive Permit.

Mr. Wolanski stated that the two articles would have two different purposes. Article 17 provides the procedure for an applicant to apply for a comprehensive permit under state law, while to proposed article would allow for voluntary provision of affordable housing as part of a

standard development application, with density bonus provisions.

There was discussion of the need to address zoning dimensional issues in the provision of density bonuses.

There was discussion of the ability of off-site development of affordable units. Concern over this option was expressed by some.

At the suggestion of Mr. Chase, the board members expressed a desire to incorporate the provisions of the proposed amendment into Zoning Ordinance Article 17, rather than creating a new article in the ordinance.

Mr. Chase and Mr. Wolanski were asked to draft a proposed amendment which will be considered in conjunction with the update of the affordable housing element of the comprehensive plan.

2. Review of draft proposed Zoning Ordinance amendment regarding the regulation tents.

Building/Zoning official, Jack Kane was present. Bill Corcoran of Newport Tent was present.

Mr. Kane explained the requirement that the town license tents exceeding 120 sq.ft. Some board members expressed frustration that the state requires regulation of small tents.

There was discussion of the desire to grandfather preexisting tents against the requirement to secure a special use permit.

Mr. Corcoran also raised a concern about the setback requirements. In many instances, the setbacks as proposed on residential lots would preclude the use of tent.

After additional discussion, the board requested that Mr. Chace revise the draft ordinance to grandfather tents that were erected in

each of the past two years, and to exempt tents on residential properties from the setback requirements.

The revised draft will be provided to the Planning Board for its June 10, 2009 meeting.

The meeting adjourned at 11:00am