

1) Call to order

The meeting was called to order remotely via the Zoom platform at 6:12 p.m. by vice-chair Martha Cornwell. Also present were commission members Mike Foley and Erin Cross, and zoning administrator Shelly Stiles. The ZA was present at Cole Hall.

2) Approval of minutes

The minutes were tabled.

3) Revisions to section 3.2.2, zoning bylaw

The section reads

“3.3.2 No building, structure, or portion thereof, or sign shall be erected, altered, or moved, and no land or buildings, or part thereof, shall be used for any use other than one listed as a permitted or conditionally permitted use in the district in which it is located.

If an application is submitted for a use not specifically identified herein as a permitted or conditionally permitted use, the Development Review Board will review the proposed use to determine if its impacts are substantially similar to a permitted or conditionally permitted use, in which case it shall be reviewed accordingly. If the proposed use and its impacts are determined by the DRB to not be substantially similar to a permitted or conditionally permitted use, it shall not be considered to be a use allowed pursuant to these regulations.”

Ms. Stiles said members of the DRB had reported being uncomfortable with the question of just how to judge impacts and of how to ascertain what kinds of uses are “substantially similar.” After discussion, it was agreed that the PC would try to craft language that references the conditional uses section as a guide to assessing impacts (e.g., what are traffic impacts, stormwater impacts, lighting impacts and so on), and would refer the DRB to a national code of land uses that clusters uses by likeness. The ZA had shared the code months earlier, when the PC was discussing grandfathering various uses. The PC will share the draft language with the DRB for feedback before finalizing it.

4) Bylaw revisions to promote housing

Chris Williams was to have led this conversation. It was tabled in his absence.

5) Changes to website

Ms. Stiles said she'd shared some changes to the zoning page with the webmaster but that the changes were still in the works.

Ms. Cornwell suggested that re the Planning Commission page, the section on PC responsibilities could be shortened and posted as a stand-alone document, and that in its place an introduction to the PC should be posted instead. She volunteered to work on the introduction. Ms. Stiles will find out if the website and the Zoom page can both be posted at the same time to make the discussion about the website an easier one to undertake.

6) Other business

Ms. Cross said she'd hiked the Tilgner Trail, as she'd promised to do, some weeks back. She saw no major issues except that the portapotty was filthy, two days in a row. Ms. Stiles will report this finding to the town and administrator and DPW foreman.

Mr. Foley said he was impressed by the renovation of the Marble Ledge Motel in East Dorset, where the cabins seem to have turned into studio apartments and the former lodge (now burned down) has become an outdoor commons area.

Ms. Stiles will lay out a schedule for a first of two public hearings on proposed bylaw changes, hoping to be able to make a late June deadline.

Mr. Foley moved to adjourn at 6:45 p.m. Ms. Cross seconded the motion, which passed 3-0-0.