



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

**Minutes–PZC Subcommittee Meeting
Wednesday, July 14, 2020 at 7:00 PM to 8:30 PM
Zoom Meeting**

p. 1 of 3

Invite

Tyra Penn-Gesek is inviting you to a scheduled Zoom meeting.

*Topic: P&Z Proposed Regulations Informal Q&A
Time: Jul 14, 2020 07:00 PM Eastern Time (US and Canada)*

*Join Zoom Meeting
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***Topic: Tyra Penn-Gesek's Personal Meeting Room
Date: Jul 14, 2020 06:34 PM Eastern Time (US and Canada)***

***Share recording with viewers:
https://us02web.zoom.us/rec/share/5-1PJYPqx2BLGNbi-AbkAJE-IJjkeaa81SVL_6YOn01nz9yRTqt1RWLET2U3-SZ7 Password: 5z\$\$5!kC***

1. Call to Order at 7:00 PM

Roll Call:

Joseph Parodi-Brown

Alvan Hill

John Lenky

Robert Werge Sr.

Charlene Langlois

Staff Present: Tyra Penn-Gesek, Planner; Cindy Dunne, ZEO; Gloria Harvey, Recording Secretary

2. PZC Commission Informal Q&A on Proposed Regulations

Questions:

Dennis Tackson and Diana, Neighbor

Art 5A Section 1 page 54 Home Occupations and Neighborhood Enterprises e, f, g

Dennis Tackson questioned the difference between the original draft and the current draft regarding Home Occupations. Tyra explained that the current regulations allow 33% and the new draft expanded it to 65% of floor space in the home. The Commission addressed a concern raised by residents by stating a Home Occupation structure should be the homeowner's primary residence. Business owner has to use the home as their primary residence to start a business in it. If this condition is not met enforcement kicks in. Enforcement includes letters, and a cease and desist order so if there is a civil action a record exists. Most protective method of enforcement to ensure everyone's rights.

Commission recognized there are businesses that can't be primarily in the home and the intensity of use isn't greater than a home occupation, therefore flexibility has been offered for businesses who don't have noise or traffic issues that will disturb other properties in the area.

Diana, neighbor of Dennis Tackson questioned if an accessory building over 140 square feet has to go with current setbacks in your zone. The ZEO explained that a building under 140 square feet currently requires a 6 foot setback. This has been changed to be consistent with the Building Office and it's now 200 feet and 5 feet from side and back setbacks.

Joseph Parodi-Brown commented on definitions regarding Livestock on page 104. He mentioned the wording "without limitation" and it was agreed to strike that wording.

Anna owner of 1405 Riverside Drive

Article 4A Section page 25

She commented that she owns a Commercial Building in the rural agricultural district and is limited to what she can do with the property according to the Table of Permitted Uses. The Commission agreed that the focus may be too narrow in terms of the corridor and they referred Anna to Page 40 Table of Uses for Thompson Corridor Development District which would give her a wider range of permitted uses. The Zoning May will be revised to include Route 12 in this district. She gave a brief update on the property stating that the trash in the back and inside the building has been cleaned up. There is now a beautiful view of river. She filed for Building Permit last week to put a new roof and windows on the building before winter. Talked to a person regarding the opening of the spillway under the dam. She is working on saving the mill before winter. Both a structural engineer and engineer are on board. And if the mill building can be saved she has plans of perhaps putting in a restaurant.

Charlene Langlois mentioned that the current regulations don't have the most transparent and friendly language. Therefore she suggested that wording be placed on the Planning and Zoning home page letting all residents know they are welcome to contact the town if they

have questions and need advice on a project they want to do because the town is there to help them.

Joseph-Parodi Brown thanked participants of tonight's Q&A and reassured everyone that the Commission is trying to do the best thing for the Town and wants people to know that we are doing these things thoughtfully for today and the future.

Tyra commented that she is extremely pleased to see a wide diversity of political values on the Commission and she applauded the Commissioners for their ability to work together.

3. Next Meeting

Public Hearing July 22, 2020 6:00 pm

PZC Regular Meeting July 27, 2020 7:00 pm

4. Adjourn

Joseph Parodi-Brown closed the hearing at 8:30 pm

Respectfully Submitted,
Gloria Harvey
Recording Secretary