

## Planning Commission Minutes June 24, 2015

**Commission Attendees:** Susan Mills, Andrea Day, Oralie Lefavre, Mike Schlesinger, Christian Thompson, Jack Berube

Public Official: Kaela Gray

Public: Brad Usatch

Sue Mills called the meeting to order at 7:04 PM.

A motion to approve the minutes from 5/27/2015 was made by Christian Thompson, seconded by Mike Schlesinger and passed 5-0-1.

Discussion of a structure continued. Temporary vs. permanent pools were discussed. Including a “fixed location” clause in the definition will cover the requirement for permanent pools, in-ground and above ground to receive a permit. A sentence regarding fences and walls was removed. A motion made to adopt the definition of a structure as amended during the discussion was made by Mike Schlesinger, seconded by Jack Berube and passed 6-0. The definition is to read: *Structure: means an assembly of materials with a fixed location on the ground, or attached to something having a fixed location on the ground, intended for occupancy or use. This term includes, but is not limited to, a building, mobile home, trailer, tractor trailer, billboard or sign.*

Discussion of definition of a home occupation started. The Commission reviewed the definition and agreed to remove the listed examples of a home occupation from the definition. A motion to adopt the amended definition of a home occupation was made by Andrea Day, seconded by Jack Berube and passed 6-0. The definition is to read: *Home Occupation: Home Occupation: is an occupation carried on for profit inside of a dwelling unit, which is customary in residential areas, does not use more than a minor portion of the occupant’s dwelling, is carried on by the occupant of the dwelling, does not change the character of the area in which it is situated, is secondary to the use of the property as a dwelling by the residents thereof, and is not advertised by signs on the property.*

Discussion of minimum lot sizes. No action will be taken on this topic at this time.

Flood Hazard Area Regulation Discussion: Sue Mills explained that all changes to the by-laws including definitions, zoning district changes, and flood regulations will be adopted by the selectboard following public hearings. The Commission reviewed the Agency of Natural Resources model bylaws and determined a plan for continued work on the project over the next several meetings.

The next meeting is scheduled for July 8, 2015 at 7:00 PM.

Oralie Lefavre made a motion to adjourn at 8:25 PM. Mike Schlesinger seconded and it carried 6-0.