



Planning Commission

Regular Session

September 5, 2006

7:30 P.M.

At approximately 7:30 p.m. in the Town Council Chambers, Chairman Tom Bonadeo called to order the Regular Session of the Planning Commission. In addition to Chairman Bonadeo, present were Eileen Cobb, Karen Jolly Davis, Joan Natali and Ken Kuttler. Cela Burge arrived shortly after the gavel sounded. Also present were Jason Pruitt, Town Planner and Joy Pelletier, Town Clerk. Two members of the Public were in attendance.

A moment of silence was observed and all recited the Pledge of Allegiance.

Public Comments

No one from the public chose to speak.

Motion made by Ken Kuttler, seconded by Karen Jolly Davis and unanimously approved to modify the agenda by removing item 7B.

Motion made by Joan Natali, seconded by Eileen Cobb and unanimously approved to accept the minutes of August 1, 2006 as amended.

Motion made by Joan Natali, seconded by Cela Burge to accept the minutes of August 25, 2006 as amended.

Report Presentations

- A. *Town Council* – see attached
- B. *Northampton County Joint Local Planning Commission* - see attached

Old Business

- A. *Harbor Area Conceptual Master Plan and Design Guidelines*

Chairman Bonadeo recapped the details of the last work session outlining the suggested corrections to be made to the Plan and asked if the Commissioners had any further input towards changes/corrections. Suggestions were made to remove pictures of structures that did not fit the Historic District Guidelines in order to alleviate any misinterpretation.

Motion made by Joan Natali, seconded by Karen Jolly Davis and unanimously approved to hold a joint Public Hearing with Town Council at 7:00 p.m. on October 10, 2006.

- B. *Comprehensive Plan/Population Study Status Report*

Jason Pruitt relayed no new progress had been made on the population study and asked for input of how much further the Commissioners would like to take the issue. Chairman Bonadeo indicated money had been budgeted for a consultant to help with

the Land Use Section of the Comprehensive Plan and reminded all of the Kick Off meeting scheduled for September 19, 2006. He suggested recruiting members of the Public to complete the population study surveys.

C. *Route 184 Corridor Overlay District*

Mr. Pruitt reported Council had agreed the Planning Commissioners would benefit by meeting with the Northampton County Planning Commission subcommittee. A date and agenda were discussed.

D. Accessory Apartments

The discussion covered accessory apartments as a source of affordable housing. Separation of utilities was discussed as well as the size of the units and number of adults the space should be allowed to accommodate. A cap on the number of accessory apartments and rent control were also mentioned. It was agreed all should think of a list of conditions and bring them back to the table at the next meeting.

New Business

A. *Swimming Pool Regulations – Zoning Ordinance Section 4.8*

Mr. Pruitt explained the recent events which caused this item to resurface. He explained a number of inflatable pools had been installed throughout the Town and that although they may seem to be harmless, the dimensions of these pools met the zoning requirements therefore must conform to the regulations. Discussion led to health and safety. Other jurisdiction's requirements for temporary and permanent pools were discussed. It was agreed no changes to the zoning requirements was needed.

B. *Historic District Review Board Membership – Zoning Ordinance Section 8.7*

Removed from the agenda.

Announcements

A. Town Council/Planning Commission Joint Public Hearing for Historic District Demolition Regulations – September 12, 2006, 7:00pm, in the Council Chambers

B. Comprehensive Plan Kick-Off Meeting with Renaissance Planning Group
September 19, 2006, 7:00pm to 9:00pm, at the Palace Theatre

Motion made by Joan Natali, seconded by Ken Kuttler and unanimously approved to adjourn the meeting at approximately 9:30 p.m.

Chairman

Town Clerk