

**PLANNING AND ZONING COMMISSION
TOWN OF ASHFORD
REGULAR MEETING
July 11, 2016**

Present: Jeff Silver-Smith (Chairman), Alex Hastillo (Secretary), Doug Jenne, Gerry Nagy, Tom Paul, Richard Williams, Nord Yakovleff, Bob Zaicek, Sandy Moquin (alt.), Tim Moran (alt.), Michael Gardner (Land Use Officer), and Francine Hodovan (Recording Secretary).

1. Call to Order: The July 11, 2016 regular meeting of the Ashford Planning and Zoning Commission was called to order by Chairman Jeff Silver-Smith at 7:00 p.m.

2. Seating of Alternates: Mr. Moran was seated for Mr. Dufresne.

3. Review of Meeting Minutes for June 13, 2016 Regular Meeting: MR. HASTILLO MOVED AND MR. ZAICEK SECONDED A MOTION TO ACCEPT THE MINUTES OF THE JUNE 13, 2016 P&ZC MEETING AS WRITTEN. VOTING FOR: SILVER-SMITH, HASTILLO, JENNE, MORAN, NAGY, PAUL, YAKOVLEFF AND ZAICEK. VOTING AGAINST: NONE. ABSTAINING: WILLIAMS. MOTION PASSED 8-0.

4. Bills: Ms. Hodovan submitted a bill for tonight's meeting which was signed by Chairman Silver-Smith. It was then given to Mr. Gardner for accounting purposes before it is sent to Finance to be paid.

5. Correspondence: It was with sadness that Chairperson Silver-Smith read the obituary of Mr. Richard Hyde, former Chairman and long-time Commissioner of the P&ZC, who passed away on June 14, 2016, into the minutes and it was made a part thereof.

6. Unfinished Business:

a. Ashford P&ZC Bylaws: MR. NAGY MOVED AND MR. HASTILLO SECONDED A MOTION TO APPROVE AND ACCEPT THE BYLAWS AS WRITTEN WITH THE CURRENT CHANGES/CORRECTIONS AS OF JULY 11, 2016. VOTING FOR: SILVER-SMITH, HASTILLO, JENNE, MORAN, NAGY, PAUL, WILLIAMS, YAKOVLEFF AND ZAICEK. VOTING AGAINST: NONE. ABSTAINING: NONE. MOTION PASSED 9-0.

b. Fee Schedule: Page 1 of the fee schedule has been finished, accepted and is in place and in use without incident. Page 2 is more complex and for larger scale proposals. Although there is no precedent for taking a large fee, (i.e., fees of 1% of \$500,000 or \$50K) for possible future expenses incurred by P&ZC for procuring an unbiased opinion, it may become necessary in the event of a large-scale proposal. Chairman Silver-Smith requested that a subcommittee be formed that can look into what other towns are doing and how they are doing it and give the BOS a recommendation: Mssrs. Hastillo, Moran, Williams, and Zaicek agreed to be the subcommittee to meet with some other towns and have discussions in order to come back to the P&ZC at the October 2016 meeting with their findings for further discussion.

MR. HASTILLO MOVED AND MR. WILLIAMS SECONDED A MOTION TO MOVE ALL AGENDA ITEMS AHEAD OF ITEM 7, NEW BUSINESS: REVIEW OF PZC ZONING REGULATIONS, ARTICLE 3 & 4, EXCEPT FOR THE ADJOURNMENT. VOTING FOR: SILVER-SMITH, HASTILLO, MORAN, NAGY, PAUL, WILLIAMS, YAKOVLEFF AND ZAICEK. VOTING AGAINST: NONE. ABSTAINING: NONE. MOTION PASSED 9-0.

8. Zoning Officer's Report: The transfer of the Darcy property to Cumberland Farms is completed. The Cumberland Farms' septic system is close to approval.

A developer has come forward on the Concrete Factory property looking to put in a Dollar General Store. the

The Bill Hockla House on Zaicek Road is slated for demolition.

Blight ordinances should not be a P&ZC issue.

The Tag Sale sign at the corner of Route 74 and Transfer Station Road sticks out really far and is a visual hazard for people turning out of the transfer station to the highway. M. Gardner will continue looking into it.

9. Other Business: None.

10. Public Comments: None.

7. New Business:

Review of P & Z Regulations: Articles 3 and 4: Chairman Silver-Smith stated that he had received an email from Ms. Bellamy who could not be here this evening, stating that on page 9 there is a reference under "Community Residences" to "mentally ill" individuals which should be changed to "special needs" individuals.

Mr. Gardner brought up the following discrepancies/problems/issues for discussion:

In the definitions of "Home Occupation" versus "Rural Business" there is a need for consistency and clarification on both. The definition of "Junk Yard" is only a definition and nothing more than that.

On page 17, "recreational vehicles of 400 square feet" appears to be an arbitrary size that should probably be removed as it makes no sense.

The Zoning Map needs to be agreed upon. Currently this is a commercial zoning map and it is not intended to be used as the definitive map for the regulations. Chairman Silver-Smith will contact Mr. Filchak, NECCOG, for guidance.

Page 23, Permitted Uses, Article 4, Sections 2 and 7, references to Community Residences - distances between group homes cannot be specified that are more onerous than those of regular homes.

Section 4b, Section 4, General Standards # 2, 3, and 4 should probably be removed. They are also repeated under sections on 2-family dwellings, rural buildings, religious and educational buildings and should be removed. 5-acre minimum is also not required.

On page 36, Temporary Agriculturally-Related Uses – seasonal/limited events on farms of limited duration most likely do not need a certificate of zoning for every event.

Section 6 can be eliminated.

Page 17, Accepted Uses of Recreational Facilities should be looked over. Some things may be too detailed.

Gardner cautioned that the commissioners should look these sections over again and look for things that are contradictory or are too specific, as well as too general. Make sure that things are consistent all the way through the whole document. Also look for extraneous items, such as in the examples on page 19 under "Warehouse" and "Wholesale Sales", where the examples can be stricken from the document.

Chairman Silver-Smith thanked Mr. Gardner for all of his work and input. He stated that instead of moving on the commissioners should go over Articles 3 and 4 again and be more in depth with the definitions and the limitations as they are currently written. He will speak with J. Filchak regarding the Zoning Map to be included to determine which map is the best one to use for our Town.

11. Adjournment: MR. WILLIAMS MOVED AND MR. ZAICEK SECONDED A MOTION TO ADJOURN. VOTING FOR: SILVER-SMITH, HASTILLO, JENNE, MORAN, NAGY, PAUL, WILLIAMS, YAKOVLEFF AND ZAICEK. VOTING AGAINST: NONE. ABSTAINING: NONE. MOTION PASSED 9-0.

The July 11, 2016 meeting of the Ashford Planning and Zoning Commission adjourned at 8:53 p.m.

Respectfully submitted,

Francine Hodovan
Recording Secretary