

DRAFT Minutes

Special Meeting

**Route 6 Hop River Corridor Zoning Committee
7:00 PM, Monday, August 1, 2011
Columbia Town Hall Meeting Room, 323 Route 87, Columbia**

1. Call to Order

The Chairman called the meeting to order at 7:05 PM.

Members Present: Adam Teller, Jeffrey Scala, Eric Anderson; F. Thomas Currier; Bill Jobbagy; Leigh Ann Hutchinson

Members Absent: Vera Englert

Others Present: Jana Butts, Town Planner, Town of Columbia; John D. Pagini, AICP, Director of Community Development, Town of Bolton

2. Approval of Minutes:

- a. June 2, 2011: A motion was made to approve the minutes as submitted, seconded by Eric Anderson. The motion was approved unanimously.
- b. June 14, 2011 (meeting notes): A motion was made by Adam Teller, seconded by Leigh Ann Hutchinson. The motion was approved unanimously.

3. Workshop Session: Review of Draft Route 6 Hop River Zoning Regulations and Design Guidelines

Mr. Pagini gave a brief overview of what had transpired in terms of revised language over the first two meetings. Then the Committee members discussed and recommended the following based on a revised draft of the Regulations amended to reflect comments made on June 2 and June 14. During the course of these discussions, Mr. Currier left the meeting at 8:30 PM, and Ms. Hutchinson left at 8:40 PM.:

- 1. Section X.X.4. should be called "Application Process".
- 2. In the first line of Section X.X.4.b., change the word "twelve" to "sixteen".
- 3. On page 20-7, add the following wording in front of "Existing Single family homes..." to read "Modifications, additions, or expansions to existing single family homes..."
- 4. Also on page 20-7, add a #4 under permitted uses: "Exterior changes to existing non-residential structures, which either are not visible from the street, or substantially comply with the Design Guidelines."

5. On page 20-8, the Committee decided that the description of mixed use developments was too specific, and may restrict an applicant from being creative in the placement of uses. It was agreed to simply use the term "Mixed Use" or "Mixed Use Development", and define the term.
6. On page 20-8, under "Laundry" add the following: "(no dry cleaning on the premises (except 'green' dry cleaning))"
7. Last line, p. 20-8: add an "s" to offices
8. Provide definition of "artisans" and of "manufacturing".
9. The Committee members agreed with staff that the term High Density Residential" was a misnomer because densities proposed in the Regulations allowed a density of not more than 2 units / acre .
10. At the end of the title for Section XX.7.4 add the following: "to be in accordance with the requirements of the Multi-family District, Section _____ of these zoning regulations."
11. The Committee reviewed the location of sites to be rezoned to Corridor High Density Residential on a map of the proposed rezoning provided by Mr. Pagini.
12. On page 20-10, Section X.X.7.5, the Committee agreed that the idea of having additional review standards for certain special permit uses made no sense at all. Special Permit uses should be combined under one special permit uses section. The Committee had the following comments regarding the list of special permit uses located on this page:
 - a. It was agreed to eliminate "restaurants with drive-thru windows as a special permit use.
 - b. It was agreed that commercial agriculture should remain. The Committee felt that wineries are one example of a desirable form of commercial agriculture.
 - c. The Committee felt that gasoline or automotive uses should be eliminated as a special permit use, based on the Committee's opinion that there are already an abundance of those uses along the corridor.
 - d. The Committee felt that stand alone retail or retail on a single floor should be eliminated as a Special Permit use.
 - e. The Committee felt that manufacturing which produced high quality finished goods, such as those created by artisans, should be listed as a permitted use.
 - f. The Committee noted that all sites developed along the corridor should be required to implement LID provisions.
 - g. Under repair or manufacturing shops, the Committee felt that the Regulations should specify what they do not want, and also define what they consider to be dangerous and a nuisance.
 - h. The Committee decided to eliminate accessory uses totaling up to 30% of gross floor area.

- i. **The Committee suggested adding automotive repair and restoration to the list of Special Permit Uses.**

4. Adjournment

Mr. Jobbagy made a motion to adjourn, seconded by Mr. Teller. The meeting was adjourned at 9:03 PM.

Respectfully Submitted:

**John D. Pagini, AICP
Director of Community Development
Town of Bolton**

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