

NORTH EAST ZONING REVIEW COMMITTEE WORKSHOP MINUTES March 22, 2021

The Town of North East Zoning Review Committee meeting took place on Monday, March 22, 2021 via Zoom at 3:30 PM. Board members present were Chair Edie Greenwood, Dale Culver, Ed Downey, George Kaye, Bill Kish, Julie Schroeder, and Dave Sherman. Chris Kennan and Sam Busselle were invited to join the meeting at 4:40 PM.

Chair Greenwood opened the meeting in executive session. The purpose of the executive session was to discuss ways to move the ZRC's process forward more productively. The regular meeting resumed at 4:30 pm with notes prepared by Bill Kish that were read into the minutes.

These seem like prerequisites for the more detailed work of creating use tables and definitions...

- Review the current list of zoning districts
 - Identify any existing districts that should be eliminated
 - Discuss any possible new zoning districts we may want to consider adding
- Create a common understanding of the vision for each district between the ZRC members. Once we've reached consensus this will be locked down into a purpose statement
- Determine if we want to modify the boundaries of any district (at a high level, details can be ironed out later)
- Discuss how districts interrelate.
 - Are districts compatible with one another?
 - Are the districts competing with one another? Is competition a problem?
- All decisions need to be tied to the comprehensive plan.
- Resolve philosophical issues among ZRC members. I.e., what is our policy re. creating "orphaned" (existing/nonconforming) uses.

Ed Downey followed by agreeing with the concept of expanding purpose statements and felt a legislative findings statement should be added to each district. He felt it was important to the users of our code. Bill Kish felt it was a way to tie the code more completely with the adopted Comprehensive Plan.

Chair Greenwood began a discussion of the current Industrial (M) District that has no land identified.

Dave Sherman explained that it was probably boiler plate that had been suggested by the county back when the first zoning code was adopted in 1976 but the Town never mapped it.

Bill Kish felt we need to further define light industrial uses limiting them as to size (i.e., no larger than Harney Tea) and put these uses into the existing commercial districts. Dave Sherman told us that the 1990s Plan Committee could not decide if there should be more light industrial districts. Ed Downey suggested looking at how other rural communities address light industrial zones and the use of floating zones.

Bill Kish asked what we mean by industry. As we are getting into definitions, it was felt we should ask Will Agresta. It was pointed out that the Village has an M district and desirable commercial land south of HB III.

Chair Greenwood moved on to a discussion of the LC District. Bill Kish wanted the committee to meet with Gretchen Stevens from Hudsonia, Ltd who in 2008 did an inventory and mapping of the ecologically significant habitats in North East.

Julie Schroder made the point that physical attributes such as wetlands and steep slope should be separated from habitats which address living communities. She felt that issues of habitat are better addressed through the Planning Board SQER process on a case-by-case basis.

It was left that Chair Greenwood would contact Gretchen Stevens to schedule a separate workshop meeting at a future date.

Public Comment:

Sam Busselle asked for feedback from the committee on the information he had sent us regarding housing. Edie Greenwood thanked Sam for his report and said we agree with him as to approach. The ZRC has been taking somewhat of a bottom-up approach and we are now thinking a top-down approach might serve us better. With more guidance from the committee, Sam offered to draft language regarding housing.

Meeting ended at 5:10 pm.

Respectfully submitted,
Edith Greenwood, ZRC Chair