

## **NORTH EAST ZONING REVIEW COMMITTEE WORKSHOP MINUTES September 27, 2021**

The Town of North East Zoning Review Committee meeting took place on Monday, Sept 27, 2021, at the North East Town Hall at 3:30 PM. Committee members present were Chair Edie Greenwood, Ed Downey, Dale Culver, Dave Sherman, George Kaye and Julie Schroeder. Bill Kish was absent. Guest: Sam Busselle, Chris Kennan, and Meg Winkler.

Chair Greenwood opened the meeting by asking the Committee to review the retail uses in the Irondale Business District. It was decided to leave the uses as shown in the Sept 13, 2021, draft.

Greenwood asked to revisit the topic of size limits for indoor recreation. She felt the 5,000 sf in BD-E and presumably in the Irondale Business District was limiting if you think about repurposing existing buildings. Dale Culver offered to research the space needed to allow indoor racket sports.

### **M-A, Light Industrial District**

The ZRC discussed the possibility of additional land in North East being zoned M-A. Therefore, uses should not be limited to just the current single parcel district.

**General Repair:** The committee questioned having General Repair as a separate use suggesting it could be included in another use.

**Office:** It was decided the only use under office that makes sense in Irondale Business is Tradesman Office and Shop. Suggested making it a separate use in both Irondale and M-A and eliminate all other uses under Office in the M-A district.

**Storage of Alcohol, Gasoline, Crude Oil etc.:** Take out as a use in M-A district.

There was a general discussion regarding listing accessory uses as uses. Do examples such as “Storage of Dyes ..... incidental to a principal permitted use” or “Water Tower for Fire Control purposes only” need to be separate or can they be included under the related primary uses? **Question for Will.**

Dave Sherman made a case for allowing Office Parks in the M-A district.

Greenwood asked to clarify what the consensus was on **Catering**. The ZRC confirmed that catering as a principal use would not include a banquet hall. However, it should be clear that restaurants would be allowed, as an accessory use, to cater a private event in their space.

**Drive-Through:** A vote was taken, and all present decided not to limit drive-through access to specific uses. It was felt drive-through access should be addressed through standards and the site review process.

### **Public Comment**

Sam Busselle – Sam again stressed the disconnect he was observing between the item by item approach the ZRC was taking, and the spirit and themes outlined in the 2019 Comprehensive Plan. He felt strongly that an overarching articulation of where we want to go needs to be developed. Greenwood responded that such an exercise was beyond the scope of the ZRC. Sam then addressed the question to Supervisor Kennan who asked for time to think about it before responding.

Meg Winkler – Meg reiterated her interest in encouraging residential development in the Irondale Business District.

Meeting ended at 4:55 pm.

Respectfully submitted,  
Edith Greenwood, ZRC Chair