APPROVED

Planning Board Minutes

July 26, 2022

Members present: Donna Duclos, Chair; Dave Powers, Art Urie, Ken Wells, Vice-Chair; and Nancy Walsh-Robart

Also present: Walter Durack; Tiffany Perkins; and Lisa Meier, Secretary

Duclos opened the meeting at 7:08 p.m. with a roll-call vote

Non-Binding Consultation: Walter Durack – Cilleyville Rd; Tax Map 21, Lot 619,561 in the Village Zone. Information gathering on possibilities in order to proceed with apply for a permit and getting a 911 address

Durack explained that the property was cleared but has a steel building and two steel containers. They are entertaining the idea of a retail / tourist home business such as an Airbnb. The board advised this is allowed in an existing building. Durack asked if they could have a building constructed to have retail and an Airbnb. It was asked what the road frontage and acreage is and the response was more than 200’ and 1.10 acres. Wells asked what the difference between a tourist home and constructing a new building and the response was nothing. Durack indicated they are considering a new structure being a short-term rental and becoming their primary residence in the future. Wells asked where the septic, well and water would be and Durack responded they would need to come back with a plan. Durack presented the driveway permit from 2007 and indicated that this property was left out of 911 and he indicated that 911 stated that a street number would not be issued until a building permit is issued. Duclos asked if driveway permits expire and the response was no. Durack stated they are wanting to expand the size of the driveway. Powers responded that they would need one square foot of parking for each square foot of retail space and Powers recommended Durack speak with the Highway Supervisor as there is a grade requirement in the driveway permit. Powers also advised Durack of the setback requirements. Durack asked if they have a new structure done, could they live in it and utilize the current residence as and Airbnb and the response was yes. Powers advised Durack should check with the State regarding the size of the septic and leach field requirements. Durack stated they would only do a 2-bedroom Airbnb. Durack asked if the property owner needed to occupy a tourist home and the response was no. Durack asked if they could build a structure with retail space and add septic and water at a later date. Wells responded they should get a building permit with a septic plan included and then do the septic later. Durack asked if they could have a second driveway at 241 Cilleyville and the response was yes. Durack asked if on the vacant lot they could have multiple tiny homes and the response was no. He asked about campsites and Wells responded they would need 3500 square feet per campsite and would need at least 5 acres. Durack asked if they would need the current neighbor’s permission to do this and the response was there would be a public hearing for a Site Plan Review and the abutters can impact the Planning Boards decision. Durack asked about signage and the response was 15 square feet is the largest allowed sign and they would need a sign permit. Perkins asked if there would be another non-binding at a future meeting and the response was yes.

Minutes of July 12, 2022

Wells – Motion to approve as amended

Urie – Second

Unanimous – Vote to approve as amended

Reports & Updates

Wells - Discussion of Village Zone Changes

Wells stated that multi-family rental rules are different and asked if what is proposed is too restrictive with a large lot. Urie stated that it could turn into a subdivision. Duclos asked if this would possibly be a Conservation Subdivision and the response was maybe. Duclos asked if there would need to be separate driveways and the response was not necessarily. Wells stated they could consider a 500’ frontage in the Village Zone for commercial and there was a question on minimum parking such as having 10 living units with 11 parking spots. The response was if it was not commercial, there would not need to be equal spacing. Urie asked if they should put an upper limit on it and Wells responded that a natural limit would come from the fire code. Urie stated they would need an actual limit. Duclos asked if the size of the lot and the usability of the land would determine the limit of buildings. The issue was resolved by increasing the setback requirements per dwelling unit.

Additional Items for Consideration

Duclos indicated that there is a solar array proposal before the Zoning Board of Adjustment and that there is currently no Solar Ordinance and the board needs to be educated on this in order to create and Ordinance.

There being no further discussion, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Lisa Meier

Recording Secretary