

**Minutes of the Zoning Commission of the Town of Caroline
Meeting on Tuesday, September 27, 2022**

The meeting was called to order at 7:03 p.m. by Jean McPheeters, chair.

Attendees:

Zoning Commission Members: Michele Brown, Barbara Knuth, Bill Podulka,
Ernie Bayles, Jean McPheeters;

Clm. Tim Murray, liaison to the Zoning Commission

Others: Town Supervisor Mark Witmer, Nan Stolzenburg

Excused: Bruce Murray

Note: Ernie Bayles, Barb Knuth, and Supervisor Mark Witmer were inside the Town Hall; Michele Brown and Bill Podulka were in the parking lot of Town Hall. This provided the necessary quorum of 4 members in attendance at announced places. Jean McPheeters, Nan Stolzenburg, and Clm. Tim Murray attended by Zoom.

1. Privilege of the Floor:
 - a. Peter Hoyt spoke about people's concerns about the Water Resources Overlay being too restrictive, and his concerns about the current arrangement of having a quorum of ZC members inside and outside of Town Hall and whether that was legal.
 - b. Renate Ferro spoke in favor of having a commercial area in East Slaterville somewhere between the hamlets of Slaterville Springs and Caroline on Route 79.
2. The minutes of August 1 were re-approved one change (Bayles and Podulka), unanimous. The minutes of August 16 were approved (Podulka, Brown) with Michele's correction regarding Minimum Lot sizes; unanimous. The minutes of August 30 were approved (Podulka, Knuth) unanimous.
3. Town Council Report: Councilman Murray took this opportunity to explain that the town had passed a policy in June 2022 that allows town officials and board members to attend from different locations if necessary for a variety of reasons. Those locations need to be announced. This should answer one of Peter Hoyt's question during Privilege of the Floor.
https://docs.google.com/document/d/1S3V5pozKfk-qsDnfA5xQ9rODJCrNkH2KjSL428w_jH8/edit?disco=AAAAbYccoqA
4. Caroline Hamlet. We reviewed a map of the proposed hamlet borders that Bill Podulka had created. He explained that most of the hamlet was in an area of Prime Agricultural soils and that he had divided some of the lots, particularly on the south side of Route 79, to keep the land in the Agricultural area, which putting the areas nearer to Route 79 that contained housing into the hamlet. Barb Knuth offered a friendly amendment that slightly enlarged the hamlet. Accepted by Bill & Ernie. Passed unanimously. Note, we also affirmed that the Hamlet of Caroline has uses exactly like those of Caroline Center.

5. We discussed commercial areas on Route 79 including the parcels near Landon Road on both sides of Route 79. We have not made a final decision about this area, and also looked once again at the possibility of an East Slaterville commercial zone. ZC members are encouraged to look at these areas for an upcoming discussion. Also, that of the Lounsbury area. We also discussed expanding the Besemer area and allowing more activity in a hamlet business zone there.
6. We reviewed our work on Articles V and VI, and made final changes to these documents. They are now ready to be voted upon by the ZC at an upcoming meeting.
7. Finally, Jean brought up the subject of an abattoir/slaughterhouse and where it would be allowable. It would be allowed as part of a farm operation under Ag and Market law, Nan will bring us some advice at the next meeting.
8. We agreed to try to meet every week in October. Jean will assess whether we have a quorum and will be in touch. We also agreed not to meet on Election Day, November 8.
9. The meeting was adjourned at 9:28 p.m.

Respectfully submitted,

Jean McPheeters