

Minutes of the Zoning Commission of the Town of Caroline Meeting on Tuesday, October 25, 2022

The meeting was called to order at 7:01 p.m. by Jean McPheeters, chair.

Attendees:

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

Others: Town Supervisor Mark Witmer, Nan Stolzenburg, Clm. Tim Murray

Note: Ernie Bayles, Barb Knuth, Bruce Murray, Jean McPheeters and Supervisor Mark Witmer were inside the Town Hall. Four members were in attendance at announced places, thereby establishing quorum. Michele Brown and Bill Podulka joined us by Zoom.

Nan Stolzenburg by Zoom.

1. Privilege of the Floor:
 - a. Peter Hoyt talked in regard to the Water Resources Overlay. He is concerned that it is too nebulous and not exact enough. Too qualitative and not quantitative enough. He challenges the boundaries; wants to know more about what they are based upon.
2. The minutes of the October 18 meeting were tabled until the next meeting.
3. Town Council Report: Councilman Murray thanked the Commission members for their hard work and extended the thanks of the board members.
4. We reviewed outstanding sections of the document and discussed:
 - a. Intermittent streams: We would like to include intermittent streams in the Water Resources Overlay: moved by Podulka/Bayles; Unanimous. Have to see if this is possible.
 - b. We also discussed USGS data for consistency. Moved by Knuth/McPheeters. Unanimous. Also mentioned that ground-proofing is going to be essential when it seeking to build in the Water Resources Overlay area.
 - c. Ernie suggested that we use the lighter pink, narrower mapping tool for the riparian buffer areas of 50 feet. Moved Bayles/Murray; unanimous.
 - d. We discussed Section 5.3b and Ernie Bayles moved getting rid of Net Acreage calculation. We will also get rid of 5.3K and move section 4.3. A&B. Bruce Murray seconded. Unanimous.
 - e. We once again discussed Conservation Subdivisions. Knuth and Brown moved/ passed with a Nay vote by Murray.
 - f. We discussed Bill Podulka's video and explanation of the Water Resources Overlay. Bill needs one more piece of information and then we can post this material.

- g. We will meet again on November 22. Nan is finishing up the penultimate version of the draft zoning law. We will post it by Nov. 14 and meet on Monday, Nov. 28 and, probably, on Saturday, December 3. Jean is working on location and whether we can make the second meeting into a hybrid in-person and on Zoom meeting. She will let everyone know by email.
5. The meeting adjourned at 9:28 p.m.

Respectfully submitted,

Jean McPheeters

DRAFT