

**Minutes of the Zoning Commission of the Town of Caroline
Meeting on Tuesday, November 30, 2021
7:15 p.m.-9:15 p.m.**

The meeting was called to order at 7:17 p.m. by Jean McPheeters via Zoom.

Attendees:

Zoning Commission Members: Michele Brown, Jean McPheeters, Ernie Bayles, Evie Weinstein, Bruce Murray, Bill Podulka, Val Warke, Barbara Knuth, Tim Murray (Town Board Liaison)

Others: Consultants Nan Stolzenburg, Town Supervisor Mark Witmer

Excused: Wil Lawrence

Attendees: Robert Swansbrough, Sean Woods

- 1) **Privilege of the Floor:** Renate Ferro spoke about formula businesses and her concern that the ZC needs to pay attention to it or Caroline could soon look like Dryden's Route 13. Please take this seriously and look at the work of the Task Force.
- 2) **Town Board Liaison Report:** Tim Murray reported that the ZC needs to complete its work in March in order for the Town Board to have time to complete its work of reviewing our report and holding a Public Meeting before the Moratorium concludes.
- 3) **Planning Board liaison report:** No report.
- 4) **Approve Minutes of the November 16, 2021 meeting with the correction of the change of date (Knuth, Banks) unanimously approved.**
- 5) Jean described the logistics for the public meetings on Thursday and Sunday.
 - a. We have a Zoom that will like a presentation with only a few faces. Mark and I will start the meeting and do the first few slides. Attendees on Thursday will be able to enter questions. Rick L-B will compile and review and ask Nan the questions.
 - b. On Sunday Mark and Evie will look at attendees' vaccine cards. We will gather at noon to set up chairs, the sound equipment, easels etc. Still looking for one more. Nan will be bringing projector, screen, box of stationery needed, etc. Mark, Nan and I repeat the presentation. Michele will collect questions from the audience and Jean will collate them and ask them of Nan. We will be out of the Fire Hall by 3:45 so that a new group can enter at 4 pm
- 6) **Tonight's work:** We discussed whether we needed to have both mixed-use hamlets and residential hamlets. Are there real differences? Most members leaned towards all mixed use, perhaps with an exception of Slaterville. We moved on to looking at uses within hamlets to see if there needed to be 2 types of hamlets and if there were specific commercial uses that should be in a commercial zone rather than allowed within rural/ agricultural or hamlets. (See attached table.)
- 7) We had a brief discussion of whether we needed a full day meeting in January or February in order to wrap up work, before a next public meeting and public hearing. Or perhaps have more than 2 meetings a month. We will discuss this again on December 6 and see if we want to schedule another meeting in January.

The meeting adjourned at 9:16 p.m.

