

**Minutes of the Zoning Commission of the Town of Caroline
Meeting on Tuesday, May 10, 2022**

The meeting was called to order at 7:15 p.m. by Jean McPheeters, chair.

Attendees:

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

Others: Town Supervisor Mark Witmer, Nan Stolzenburg

Excused: Ernie Bayles

Attendees: There were approximately 10 people on Zoom and 4 people attending at Town Hall.

1. Privilege of the Floor: No speakers
2. Approval of Minutes of the May 10 meeting: Moved by Podulka, seconded by Brown. Unanimous approval.
3. Town Council Report: Clm Murray reported that the Town Council will meet on May 11 at 7 p.m.
4. We discussed the following topics:
 - the model monitoring lot splits: Our consultant, Nan Stolzenburg provided information on how communities record the information about land parcels when zoning is first passed and then how the records are kept to ensure that sales and splits are recorded accurately and within the parameters of zoning. We agreed on the format for the recording of such items, and that Bill's info-graphic be incorporated as an explanation in a Reader's Aid Box.
 - Solar and battery repeats in the use table: We agreed that this was necessary
 - Density bonus – Though we have not completely discussed the percentages of density bonuses in the new Article IV, we agreed to keep them as they are currently, to note this in the second draft, and to hear what residents think.
 - We then proceeded through the entire definitions document and noted changes that will appear in the 2nd draft.
5. We discussed planning for the public information meetings on the second draft of Articles I through IV. At our meeting on May 24, 2022 we will do a final review of these articles and set times and a plan for the meetings.
6. The meeting was adjourned at 9:14 p.m.

Respectfully submitted,

Jean McPheeters