

Minutes of the Zoning Commission of the Town of Caroline Meeting on Tuesday, June 21, 2022

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

Attendees:

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

Others: Town Supervisor Mark Witmer, Nan Stolzenburg

Privilege of the Floor: No speakers

1. Approval of Minutes of the May 24 meeting: Bill Podulka made a suggestion to change the draft minutes regarding the report by Town CIm Tim Murray about virtual attendance at meetings. Bill offered an amendment which was seconded by Knuth. Bruce Murray asked a question regarding wording. The motion was passed with B. Murray voting nay. Bill offered another amendment to change wording about guidelines and requirements. Seconded by Knuth; approved unanimously. Then the entire minutes were moved (Podulka, Bayles; unanimously adopted. Jean will make the changes and have the final minutes posted.
2. Town Council Report: The town council passed policy and the new law discussed at the last meeting, and the state emergency declaration about open meeting law has been extended until July 15,
3. Bill and Ernie and Tim and Mark posted the signs about the information meetings.
4. Nan Stolzenburg then presented the PowerPoint she created for the information meetings to be held in late June. We agreed that some members of the ZC would help present the PowerPoint at the meetings. Several suggestions were made about wording, and members volunteered to present sections of the PowerPoint at the meetings.
5. We discussed how to do the presentations and questions at both the zoom and in person meetings.
6. We also agreed that the presenters would meet by Zoom in advance to make sure that all was working well and to make notes of what they would say.
7. We looked through the Conservation Subdivision section and members discussed their reasons for supporting or not supporting having such a section in the law. Bill Podulka liked the idea of looking at the land first before putting in roads. Nan noted that the concept of Conservation Subdivision is density neutral. Michelle said that she didn't understand the objection to having this in the law. Ernie noted that he liked the idea, and that it doesn't change the density, but that to developers it can feel like a "taking." He is concerned that this could make the law unacceptable to the public. Bruce has a lot of concerns about the design standards and other part. Nan noted that Conservation Subdivisions often raise the value of properties and that the open space can be put on "estate lots" and she suggested that we look at some examples. Bruce asked whether the open space would be public. Nan noted that it could be if the developer wanted to have it. It could be private, public, or shared use by the landowners of the space. Unlimited flexibility.
8. The report from the Review Committee was then presented with introductory comments by Jean. Feeling that these sections need more specificity. Bill noted that the Review Board had agreed that a one-step process.
9. We agreed to meet on 7/12 and 7/26 in July.
10. The meeting adjourned at 9:13

Respectfully submitted,

Jean McPheeters

Approved at 7/19/22 meeting