

**Minutes of the Zoning Commission of the Town of Caroline
Meeting on Tuesday, June 7, 2022**

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

Attendees:

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

Others: Town Supervisor Mark Witmer, Nan Stolzenburg

Excused: Bruce Murray

Privilege of the Floor: Ellen Harrison of Ellis Hollow Road spoke about the proposed Commercial district on Route 79 across from the Caroline School. She feels it is a mistake to have the zone there because she worries about traffic attractants in this area both because of school children and because of the intersection of 79 and Thomas/Lounsberry Road, which is a major bicycling route and is already dangerous. She said she doubts that the state would ever put in a traffic light there.

1. Approval of Minutes of the May 24 meeting: Jean McPheeters hadn't finished the minutes, so these are postponed until June 7 with apologies.
2. Town Council Report: Tim Murray noted that the Town Council would have a public hearing on June 8 about a new town law to allow participation by town officials who (for limited reasons spelled out in the town law) need to attend a meeting virtually. This law takes advantage of changes recently made at the state level that update state law to reflect the capabilities of modern technology. Mark Witmer added some information about that. Also, the postcards to invite people to the ZC public information meetings were mailed today.
3. We then began going through the Development Standards 1st draft and made changes. We eliminated 4.1 Section D (unanimous vote), made changes regarding slopes. Had a long discussion about scenic resources. The problem is that there is no clear map of these and felt that when that we can't really include this since it's not clear. We went through Section 4.2 and changed the title to Specific Guidelines and Requirements. We went through all the lettered and numbered sections under 4.2 and decided which were guidelines and which were requirements. We will begin work on Hamlets (page 29) at the next meeting.
 - a. We will also discuss the Conservation Subdivision section.
4. Bill and Ernie will work to get the signs up for the Public Information meetings.
5. The meeting adjourned at 9:18.

Respectfully submitted,

Jean McPheeters

Approved with changes, by ZC board unanimously, 6/22/22

