

**Minutes of the Zoning Commission of the Town of Caroline
Meeting on Tuesday, June 8, 2021
7:30 p.m.–9:00 p.m.**

The meeting was called to order at 7:35 p.m. by Jean McPheeters. Due to Jean's typo in the Zoom meeting address several people had trouble getting into the meeting. Jean apologized and will attempt to do better. Jean noted that Barbara Knuth had a power outage and would join the Zoom call when she could.

Attendees:

Zoning Commission Members: Ernie Bayles, Michelle Brown, Barbara Knuth (joined at 7:40), Bruce Murray, Val Warke, Tim Murray (Town Board Liaison)(joined about 15 minutes into the meeting) and Jean McPheeters (chair)

Others: Consultant Nan Stolzenburg, Town Supervisor Mark Witmer, Frank Proto

- 1) Privilege of the Floor: Opportunity to bring forward matters of concern. (3-min limit)
 - a. There was no comment.
- 2) Approve Minutes of the May 25, 2021 meeting (Brown, Bayles) Unanimous approval
- 3) Introductions: Jean introduced Frank Proto to Nan
- 4) Town Council Report: Had not yet been able to enter the Zoom.
- 5) Planning Committee Report: Val Warke: They are finishing up the solar battery portion of the Solar Siting law.
- 6) Report from Consultants: Nan Stolzenburg reported that she and Rick had driven through the town the previous week and had observed that:
 - a. Caroline is both more hilly and rugged than they had expected.
 - b. They drove through all the hamlets and noted that each has a different character.
 - c. Outside of the hamlets noted that there was more of a uniform residential growth, low density.
 - d. Many farm fields, more hay than other crops. Had some agricultural questions.
 - e. More development on Route 79—storage businesses, no real franchise businesses yet
 - f. Wonderful ridge lines and scenic views.
 - g. Boiceville is unlike any cluster development they had ever seen.
 - h. Looked at the gravel mine and noted that state law requires a plan for when it stops producing gravel. Someone noted that there is a plan to create a lake and housing.
 - i. Cell towers. Nan didn't know if they were on state or private land. They are on privately owned land.
 - j. The McCormick Center was a huge surprise.
 - k. Noted that they saw a number of home-based businesses: B&Bs, auto shops, etc. Noted that some are businesses within a home and some are adjacent. We should discuss.
 - l. Frank Proto asked if he might comment. Jean agreed. He noted that what farmers grow is based on commodity prices at the time. And also mentioned the Ag. District.

- m. Jean noted that there are several sheep farms, several beef cattle operations—fairly small, some bison, a cheesemaker, etc.
 - n. Nan then presented the Zoning Checklist that she created to guide our discussions.
- 7) We then began our work session on Statement of Purpose. Jean lost Internet service and asked Tim Murray to chair when she rejoined by telephone. We worked through section 1.3 Purposes from letters A through F. Nan kept notes and these were sent out the next day and are attached here.
- 8) We agreed to review the remaining purpose statements G-K and discuss these on June 22.

Next meeting: June 22, 2021 7:30p.m.

Respectfully submitted,

Jean McPheeters

DRAFT