

Minutes of the Zoning Commission of the Town of Caroline Meeting on Tuesday, July 19, 2022

The meeting was called to order at 7:16 p.m. by Jean McPheeters, chair.

Attendees:

Zoning Commission Members: Ernie Bayles, Michele Brown, Barbara Knuth, Bruce Murray, Bill Podulka, Jean McPheeters; Clm, Tim Murray, liaison to the Zoning Commission

Others: Town Supervisor Mark Witmer

Excused: Nan Stolzenburg

Privilege of the Floor: No speakers

1. Approval of Minutes of the June 21 meeting: (Podulka: B. Murray/Knuth) unanimous.
2. Town Council Report: Councilman Murray reported that the town council held a public hearing and then passed an extension to the moratorium on commercial development. The moratorium was extended 9 months and expires on April 30, 2023.
3. We reviewed some issues that had been raised at the public information meetings on June 28 and 30. These include:
 - a. The water resources overlay. People don't understand why it exists; how it is used; and where the information comes from.
 - b. Buildable acreage: some speakers felt this is unfair because it removes acreage using the water resources overlay.
 - c. Route 79 and commercial. Some speakers felt that all of 79 should be in the commercial zone.
 - d. Multiple family housing and special use permits; one speaker felt this creates an abuse of power.
 - e. Comprehensive plan and survey; some speakers stated that survey was biased and pushed people to particular answers. Bill Podulka remarked that the plan was based on much more than the survey including meetings, info meetings, cafes, and a Public Hearing.
 - f. Jean remarked that 1 speaker had questions about dividing acreage, but she didn't get his name. Mark provided his name and Jean will contact him.
 - g. Several speakers felt that Caroline Center should be recognized as a hamlet. Jean noted that perhaps this is a location for a commercial zone.
 - h. Jean suggested that we need to review these again and decide if we need to make changes to the second draft. We will put this on an agenda for an upcoming meeting
4. We then went back to Article V (Development Standards) and picked up where we had left off in June. We made some wording changes, but did not vote on them. We decided to review these with Nan. Jean will make the proposed changes in the document before we meet next week.
5. We had discussions about sidewalks in hamlets and snow removal. Who is responsible for these? Mark noted that the property owners are responsible.
6. We then discussed extending the time of meetings and deciding on dates to meet in August and September. We agreed to extend the time to 7:00 pm to 9:30 pm. Jean will send email to the ZC members to find dates that work, and will report at the next meeting.

7. The meeting adjourned at 8:54 p.m.

Respectfully submitted,

Jean McPheeters

Approved unanimously, 7/26/22