

**Minutes of the Zoning Commission of the Town of Caroline
Meeting on Tuesday, August 30, 2022**

The meeting was called to order at 7:03 p.m. by Jean McPheeters, chair.

Attendees:

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

Clm. Tim Murray, liaison to the Zoning Commission

Others: Town Supervisor Mark Witmer, Nan Stolzenburg

1. Privilege of the Floor: No speakers
2. The minutes of August 1 were approved with a few changes. Note: JM is going to recheck them on 9/13/22 to ensure that they are correct. The approval of minutes of August 16 was postponed until changes are made.
3. Town Council Report: No report
4. Caroline Hamlet. We reviewed a map of the proposed hamlet borders and agreed with the east and west borders, but need more information about prime agricultural lands in order to determine the northern and southern borders. Nan will provide a map for our next meeting so that we can determine those boundaries. We agreed that we should include the Hamlet of Caroline in the Zoning Law as a hamlet with the same usage table as that of Caroline Center. We also agreed that it should be called the Hamlet of Caroline.
5. We discussed commercial areas on Route 79 including the parcels near Landon Road on both sides of Route 79. The ZC was divided on this issue, with Ernie Bayles and Bruce Murray supporting a small commercial area here and Knuth, Podulka and Brown opposing this area. Jean McPheeters spoke about the area that has been defined as commercial near the Thomas/Lounsbery crossing and suggested that this was actually a large area if you consider all the property available there and not just as single stores strung out along the highway. We will continue this discussion at the next meeting.
6. We completed our work on Article V, Development Standards. In particular, we discussed and voted on the suggestions made by Bill Podulka about the riparian areas. Jean and Nan will make final changes in the Google and Word documents and then we will have a vote on this article.
7. We proceeded onto Article VI and conservation subdivisions. Jean and Nan will make changes in the Google and Word docs for final review.
8. Next meeting is September 13. We have also scheduled meetings for September 20 and 27, though we may cancel one of those depending on members ability to attend.
9. The meeting was adjourned at 9:27 p.m.

Respectfully submitted,

Jean McPheeters

DRAFT