

# Town of Western Planning Board

Minutes of July 19, 2021

**Members Present:** Carl DeFranco (both boards), Paul Snider, Phil Spoor (both boards) , Rita Gamela, David Patrick and Marge Donahue, Secretary

**Zoning Board Member:** Dr Mickey Wilbert, Ginny Mirek, Bill Gamela Roger White

**Visitors:** Matt Johnson, Tug Hill Commission James Walker requested permission to build a garage

**Members Absent:** Chairperson Peter Donahue Jr and Wendy Foye

**Meeting Call to Order:** Called to order at 7:10pm.

**Old Business:** The minutes from the June 21, 2021, are reviewed. Rita Gamela made motion to approve with Carl DeFranco seconded. All members approved the minutes

Carl DeFranco was unable to complete the differs between Vienna and Western zoning definitions

**New Business:** James Walker is requested permission to build a 30 x 40 ft garage on his property. His property is in the Land Conservation district. He states that the garage is for his personal use not for a business. Currently he has a joint woodshed and lawnmower shed which are attached together. The new building will be a steel prefab.

All voted to approve the building of the garage.

Carl DeFranco did print 3 maps with dotted line 600 ft off center line of Route 46 .

Matt Johnson went over his definitions (attached copy)

Members requested changes to:

1) Principal structure: A structure which defines (from which is conducted) the principal use of the lot on which it is located.

2)Change Lot frontage to Lot Road Frontage

Next Matt went over the current Western zoning definitions and suggested changes to Appendix "C":

1) Under **General** change ordinance to law

- 2) **Definitions** remove accessory building definition add to Accessory use Structure and Building.
- 3) **Agricultural Operations** possibly fine a simpler definition
- 4) **Building what** does “when a building is divided into entirely separate parts extending from the ground up, each part so divided is deemed a separate building” mean.
- 5) **Campsite** change to campground Change recreational vehicles
- 6) **Cellar** do you even need definition?
- 7) **Rename Conditional use to Special Use**
- 8) All mobile homes are now manufactured homes
- 9) **Dwelling Sectionals** are now single-family dwellings.
- 10) **Home Occupation** question change to home based business Also question if should add auto repair to not acceptable home occupation
- 11) **Lots** possibly add language regarding divided by R O W S Possibly replace or remove lot depth
- 12) **Mobile Home** remove or replace with manufactured home
- 13) **Planned Development District** remove this
- 14) **Rural Service, Shop, Use** replace with Retail Sales , indoor; Retail Sales, outdoors: Retail Services; eating and drinking place
- 15) **Signs** add wall sign, projecting sign and free-standing sign

Carl stated that need to address solar and wind to zoning under renewable energy section

Phil mentioned that something should be said about maintaining home and property. Matt stated that is better addressed under a town law as opposed to zoning.

Need to address solar panels being under special use variance.

Commercial solar farms can be required to get escrow account to get a bond to cover the solar panels

Paul stated need do more research on agricultural question of acreage, profit margin if should be excluded from hamlets

Modular homes are now single family homes

Carl stated that home base businesses as present to not constitute a business that is not located in the home. It cannot be in a separate structure on the property.

Carl also wondering about flag lots need to address regarding their need for lot frontage.

**Adjourned:** Motion to adjourned by Carl and seconded by Rita. All members agreed. Time 9:00pm.

**Next Meeting:** Joint meeting on August 16, 2021 at 7pm

Sincerely,

Marge Donahue, Planning Board Secretary