

**MEMBERS PRESENT:** Joe Cooley; Denise Heischman; Betsy Taylor; Judy Tobin

**ALSO PRESENT:** Dan Bassette (181 Monroe St); Charlie Johnson

Chairman Cooley opened the public hearing at 8:00PM.

**REVISIONS TO SUPPLEMENTAL CONDITIONS §190-39-1**

The current chapter reads as follows:

*Notwithstanding §190-9 of this Chapter, a lot developed solely for the non-residential permitted uses set forth in §190-38 may have more than one of the said permitted uses and more than one building on the lot subject to:*

- A. *The area of the lot covered by all buildings, structures and parking areas shall not exceed 75% of the total lot area.*
- B. *All buildings or structures shall be set back from all other buildings or structures on the lot a minimum of 15 feet.*
- C. *The number of buildings shall not exceed four (4).*
- D. *Compliance with all of the Table of Lot and Bulk Requirements applicable to non-residential uses in Traditional Village District.*
- E. *Compliance with all other requirements for Traditional Village District.*

The revised text reads as follows:

*In the Traditional Village District, a lot developed with the permitted uses as listed in §190-38 may have more than one of the said permitted uses and more than one building on the lot subject to the following:*

- A. *The maximum lot coverage shall not exceed 75% of the total lot area. Lot coverage is that portion of the lot covered by structures, impervious surfaces and gravel areas.*
- B. *A minimum horizontal distance of 24 feet or a distance matching the height of the tallest building, whichever distance is greater, shall be maintained between all buildings.*
- C. *The total number of buildings on a single lot shall not exceed three (3). Accessory buildings, as defined in §190-06, larger than 400 sq. ft. in floor area shall be considered as a building.*
- D. *When the number of buildings or structures on the same lot exceeds one, then the total area of residential uses shall be not less than 25% nor more than 75% of the total building areas contained on the lot.*
- E. *Compliance with all of the Table of Lot and Bulk Requirements applicable to non-residential uses in Traditional Village District.*
- F. *Compliance with all other requirements for Traditional Village District.*

Motion by Betsy Taylor, seconded by Judy Tobin, to accept the above changes to §190-39-1.

ALL IN FAVOR  
MOTION CARRIED

**APPROVE ARCHITECTURAL DESIGN STANDARDS**

Due to the lateness of the hour, it was agreed to table this discussion until the next meeting.



**DISCUSS PROPOSED “APPLICATION SITE PLAN APPROVAL” FORM**

The new “Application for Site Plan Approval” form was presented. It was suggested that a note be added to Section III: Fees, stating that only one informal discussion allowed per application.

Motion by Betsy Taylor, seconded by Denise Heischman to approve the form as amended (amended form attached to these minutes).

ALL IN FAVOR  
MOTION GRANTED

**APPROVE MINUTES FROM AUGUST 4 , 2008**

It was agreed that in future, minutes will be distributed to each Board member via email. The minutes will be in the body of the e-mail. Any e-mail sent as a response to the original e-mail (approval, comments, amendments, etc.) will be sent using the “reply all” function.

Motion by Joe Cooley, seconded by Denise Heischman to approve the minutes from 8/4/08 as amended.

ALL IN FAVOR  
MOTION GRANTED



Motion by Denise Heischman, seconded by Judy Tobin, to adjourn the meeting at 10:15 PM.

ALL IN FAVOR  
MOTION GRANTED

*Respectfully submitted,  
Judi Barrett, Planning Board Clerk*