

**TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE
MINUTES OF THE AUGUST 21, 2013 MEETING**

The meeting was called to order at 6:55 pm. Present were: Jean Rhode, Jeff Lick, Aven Kerr, Henry Swartz, Donna Staron, and Tal Rapplelea.

The minutes for the August 7, 2013, meeting were approved on a motion by Jean Rhode, seconded by Donna Staron and carried, subject to the addition of the following sentence to the fourth paragraph: "The Committee agreed that the definitions associated with this use shall be adopted from those of Sonoma County, CA."

The Committee began its review of Section 180-18 Two Single Family Units On One Lot. The in-depth and extensive discussion began with whether this section should remain in the zoning law and if so, in which zones and under what conditions. Currently, two single family units are allowed in the H-1 and -2 and RL-1, 2 and -3 zones upon a permit issued by the ZEO/CEO if the affected parcel meets all bulk and density requirements for the relevant zone. The Comp Plan recommends that this use be removed from the RL zones and that it be encouraged in the H zones. Additionally, the Comp Plan recommends that multi-family dwellings be encouraged in all zones. The Committee weighed the seemingly contradictory nature of the recommendations and acknowledged that it appears the main concern is the potential for future subdivision of the affected parcel. Since this section is applicable to new applications (the Committee acknowledged that pre-existing parcels in the Town with two homes thereon are 'grandfathered') and requires that the density of the zone must be adhered to, there would be no practical difference between an outright subdivision of the parcel and the allowance of the construction of a second home on the parcel and might even result greater density/development. The Committee agreed to leave this section as is, pending further discussion with all members present.

Section 180-20 Planned Business Development was then reviewed. The Committee again considered whether this section should be kept in the zoning law as a use and if so in which zones and under what conditions or necessary approvals. The Comp Plan provides guidance regarding recommendations on the various zones in which same should be allowed and/or discontinued. The Committee again agreed to table a final decision on this matter pending a discussion with all members present.

On a motion by Donna Staron, seconded by Aven Kerr, the meeting was adjourned at 8:00 pm.

The next meeting is scheduled for September 4, 2013, at 6:30 pm at the Chatham Town Hall.