

**TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE  
MINUTES OF THE DECEMBER 19, 2012 MEETING**

The meeting was called to order at 6:30 pm. Present were: Bob Johnson, Donna Staron, Don Hegeman, Mitch Kroshova, Marilyn Cohen, Henry Swartz. Tal Rappleyea arrived at 7:20 due to an ongoing meeting he was required to attend.

Discussion of TDR (transfer of development rights) was tabled until the next meeting. October minutes could not be approved because of lack of members who had been at that meeting. November minutes were approved with Mitch voting for approval and Marilyn seconding the motion.

Marilyn related her discussion with the Planning Board regarding site plan review. Consensus was that site plan review not needed if project met all requirements. However, slopes of greater than 15% would trigger a review. *(Tal- please check with Marilyn to make sure I got this right)*

The mass meeting law was to be discussed at the next Town Board Meeting (Dec 20th). ZIC would discuss this at the January meeting.

Mitch offered the opinion that mass meeting permits are not the role of zoning but should be a permit issued by the Town Board for each event. The other members agreed.

The proposed 4 month lead time (for a permit) was considered too long.

A mass meeting permit should require a site plan review. A discussion was held regarding triggers for such a review-- time of event, number of people, duration of event being some of the possible parameters for such a trigger.

*(at this point Tal joined the meeting and took minutes to the end of the meeting)*

Due to the absence of the Chair, the Committee elected Jean Rhode as the ad hoc Chair for tonight's meeting. The minutes of the prior meeting (October 17, 2012) were held for approval until the next meeting since there not enough members in attendance at tonight's meeting that were present on 10/17 to approve same.

The Committee then began its review of the proposed Transfer of Development Rights (TDR) legislation that would be a new tool for development in the Town Zoning law.

The Legislative Intent section was found to be acceptable by the Committee. Following an extended discussion, initially agreed to delete the Hamlet Districts from the list of 'sending' districts.

An in-depth discussion then ensued concerning the goals which are hoped to be achieved by TDR, the necessary standards, implementation thereof and its' base purpose. The Committee was unable to agree on what the base purpose is intended to be. The TDR section was tabled for further research and consideration by the Committee members and to further discuss implementation, the list of sending/receiving districts and especially whether the Hamlet districts (especially the soon-to-be newly created Hamlets) would be involved.

The Committee then began review of the Site Plan Review (SPR) law. It was agreed to request that the Planning Board comment on the existing law and seek comment on whether it had recommendations for improvement thereof. The Committee agreed that the SPR should now include a cross reference to steep slopes and other new uses which have been developed in connection with the new zoning that would trigger applicability of the SPR law.

There was then a long discussion regarding the applicability portion of the SPR law and it was agreed to add any construction on slopes greater than 15% and any change from an existing residential use to a non-residential use, to the list of actions that would require SPR. The matter was then tabled pending receipt of Planning Board comments.

The Committee then reviewed the Town's Public Assemblage Law in connection with a possible new application and requested that Tal Rapplevea provide the Committee with a copy of the proposed new Mass Gathering Law for discussion and comment at the next meeting. The new Mass Gathering Law will be the subject of a public hearing at the next Town Board meeting on 12/20, but it is not expected that action will be taken at that evening.

On a motion by Mitch Khosrova, seconded by Jean Rhode, the meeting was adjourned at 8:30 pm.

The next meeting is scheduled for December 19, 2012 at 6:30 pm at the Chatham Town Hall.