

TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE  
MINUTES OF JUNE 15, 2015

The meeting was called to order at 6:30 pm. Those present were Henry Swartz, Bob Walker, Jean Rhode, Donna Staron, Don Hegeman, and Jeff Lick.

The minutes of the meeting of June 3, 2015 were reviewed. Jeff offered some clarifying language; Bob Walker moved to accept the minutes as amended, Jeff Lick seconded and they were unanimously approved.

The committee first worked on the Special Use Permit standards for **Home Occupation**. In the second paragraph it was decided to add that the application shall include a detailed description including the size of the business (sales, # employees) such that an approval, if granted, would clearly designate what size of business was contemplated by the approval.

In paragraph three (f) the entire “sample display” sentence is to be deleted. In (g) the committee searched for a better word than “appearance” since there was disagreement on what that word actually meant. It was determined to ask Tal for help here. Also in (g) water use and septic was to be added.

**Mini-Mart**. in (g) should be ZBA, not Planning Board. (j) is to be stricken as parking is generally in the front for such facilities.

**Mini-Warehouse** The committee discussed whether there should be a restriction on the overall size of such facilities, either in units or height, but since these facilities are only in business and industrial zones there was no decision made on such a limit. The last sentence in (i) (“sale for foreclosure purposes”) is to be moved to the end of (j) for clarity.

**Multi-Unit Residential Dwelling** It was determined that there are too many defined terms and that Multi-Unit Home and Dwelling, Limited Multi-Family should be removed; leaving Dwelling, Multi-Family, and Dwelling, Single Family. Though it will be left to Tal to ensure such terms and definitions are consistent. Sub-paragraph (a) should then set the number of units under this definition as 3-5. With 1 or 2 covered elsewhere, and no more than five permitted under this section.

There was also agreement that under the new SUP General Standards that considering the anticipated expansion of an operation the standards should apply to everything, i.e. noise, odors, burning, parking, lighting; and not just lot size. Also it was asked if it was possible to add that the approval “May restrict the Hours of Operation”.

The committee next moved to the **Special Use Permit General Standards**. A question was raised as to why in (U.) this only applies to farms within an Ag District as opposed to all farms? Need an answer on this.

The committee noted that, including this meeting, we now have a list of items that have been left open and there was a desire to get as many of the open items closed and done with before getting too far ahead.

V. There was a question as to how the Mass Gathering law impacts PS21

W. It was noted that this definition is incomplete.

On a motion by Donna, seconded by Jean, the meeting was adjourned at 8:40

Submitted by Jeff Lick