

**TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE  
MINUTES OF THE JUNE 5, 2012 MEETING\***

The meeting was called to order at 6:30 pm. Present were: Jean Rhode, Bob Linville, Don Hegeman, Bob Johnson, Henry Swartz, Dave Everett, Marilyn Cohen, Mitch Khosrova, Donna Staron and Tal Rappleyea. Excused: Bob Johnson.

Motion by Bob Linville, to approve the minutes of the May 16, 2012 meeting as presented, seconded by Jena Rhode and carried.

Tal Rappleyea reviewed the progress made by the Committee at the May 16, 2012 meeting and the Committee then continued its review of the Zoning District Use tables, picking up with the RL-1 zone permitted uses and Home Occupations.

would be required to obtain full review and approval as a special use permit and for site plan review utilizing the town's definitions and performance standards\*. <sup>1</sup>

A detailed and extensive discussion followed regarding the content and applicability of Rural Siting Guidelines (RSG). The Committee reviewed the publication "Building with Little Compton in Mind" which was cited in the Comp Plan. The Committee asked that Tal Rappleyea provide copies of same to all members for further review. Generally, the Committee agreed that RSGs could be useful during a review of a special use permit application but that use thereof would be inconsistent with the determination, process and review of permitted uses in the RL-1 zone and thus should be utilized as a guideline provided by the building department to landowners.

Next uses analyzed:

Pool and Accessory Structures, garages and recreational courts: change 'building' to 'structure'; add the term 'including but not limited to'; include accessory use (not included in proposed use chart) and structure; if applicant wishes to exceed a 3-car garage, more than two recreational courts or the proposed structure is larger than the principle dwelling, a special use permit is required.

ECHO\*: The 'temporary' requirement of the ECHO building should be eliminated and the Committee will revisit the performance and design standards to ease restrictions thereon.

Farm/Residential ponds: delete requirement that applicants must follow DEC regulations, since they must be complied with at any rate and leaving same in the zoning may create confusion.

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<sup>1</sup> The Committee agreed to utilize asterisks [\*] as an indicator in the minutes that it would return to the noted issue at the time that the performance standards section is written for inclusion therein.

Commercial Horse, alpaca and llama farms: delete that this use must be in an ag district and require any application with under 10 acres to obtain a special use permit.

RV Storage: will be reviewed in greater depth at next meeting\*.

This exhausted the permitted uses in the chart and the Committee move to Uses Permitted by Special Permit and considered the following uses:

Animal Hospital: no changes

Workforce Housing\*: performance and approval standards to be addressed in later portion of the zoning law

Home Business: should there be distinction between 'business' and 'occupation'? Business has employees not residing in the residence, while occupation is only the resident? How should 180-29 be modified?

The Committee ended with multi-unit residential dwelling units as the next use to be examined.

On a motion by Henry Swartz, seconded by Marilyn Cohen and carried, the meeting was adjourned at 8:45.

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