

**TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE  
MINUTES OF THE NOVEMBER 20, 2013 MEETING**

The meeting was called to order at 6:35 pm. Present were: Henry Swartz, Jeff Lick, Don Hegeman, Donna Staron, Dave Everett, Aven Kerr and Tal Rappleyea.

The minutes for the October 16, 2013, meeting were approved on a motion by David Everett, seconded by Aven Kerr and carried.

The Committee began with a review Section 180-21 “Special Minimum Lot Size Provisions”. Following an in-depth discussion of the purpose and impact of this section, all members agreed that this section should be deleted from the law since it is not consistent with the recommendations of the Comprehensive Plan.

The Committee began review of Article V. “Provisions Applicable to All Districts”. Section 180-24 “Applicability” was examined and accepted as appropriate.

Section 180-25 “Coverage” limits lot coverage in all districts to 30%. The Comprehensive Plan recommends anywhere between 25 and 50% coverage depending on the zone and the use. The Committee asked Tal Rappleyea to obtain samples from various other municipalities so it could have a feel for how others approach this issue.

Section 180-26 “Height regulations” currently limit all structures except ag uses at 35 feet. The Committee agreed to delete the redundant last sentence relating to variances since the zoning law and state law address these issues more comprehensively and would be applicable here. The Committee also asked for samples from other municipalities on this point.

Section 180-27 “Setback” was deemed to be redundant, unnecessary and should be deleted.

At 8:00 pm Henry left the meeting to attend to an emergency fire call (Love Apple Farm).

Section 180-21 “Planned Unit Development” was next discussed in detail. The Comp Plan recommends that this section and use be deleted. Many members agree with that recommendation, but there was discussion that the strong recommendation of ‘adaptive reuse of farm buildings’ would lend itself to this type of use if utilized in conjunction with one another. Ultimately those present agreed to delete this section and use pending receiving the views and opinions of the three members not present (Mitch, Henry and Jean).

Motion by Donna Staron, seconded by Jeff Lick, the meeting was adjourned at 8:25 pm. The next meeting is scheduled for December 4, 2013, at 6:30 pm at the Chatham Town Hall. The Committee will resume with an analysis of Residential Siting Standards.