

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

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

The Committee discussed the meeting schedule and decided to set several meeting dates into the future to try to assure the presence of a quorum at those meetings in view of the coming holidays. The meeting schedule through the end of the year was set for October 17, 2012, November 7, 2012, December 5, 2012 and December 19, 2012. All meetings to begin at 6:30.

The Committee continued its review of the Special Uses allowed in the RL-3 zones, starting with Animal Hospitals. Following an extended discussion regarding the various impacts of Animal Hospitals, it was agreed that this use would be deleted from the SUP list in RL-3 zones, because of the need for larger lots.

The next use examined was Home Occupations. As recited before, the Committee will develop approval standards with it arrives at the point of the review of 180-29, the current section that deals with Home Occupations.*¹

The next use reviewed was Multi-Unit Residential Dwellings. It was agreed that this use would remain as a special use in RL-3 and that the Committee would return the review and approval standards at the time it is reviewed in conjunction with this use for the RL-1 and RL-2 districts.*

Several special uses were then reviewed and commented on as follows:

Small Non-Profit Recreational Area: remove commentary from list and include in standards*

Water Storage Facilities: see prior meeting minutes*

Public Buildings: change this item as a list of specific uses of post office, firehouse, rescue squad building, town hall or court, library in order to avoid confusion

Public Outdoor Recreation: see prior meeting minutes*

Campgrounds: drop year-round limitation, but exclude mobile homes; create and add a definition of this use

Continuing Care Retirement Communities: create and add a definition for this use*

Museum, Art Gallery, Performing Arts Center: leave as is, but limit Performing Arts Center to “indoor” only and drop 10 acre minimum

House of Worship: remove commentary from list and include in standards*

The Committee then moved to the Business District. Following an in-depth discussion, the Committee agreed to limit the introductory description to “Areas for commercial activities are provided to supplement existing business areas in the Town.”, since it was agreed that the

¹ 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.

remainder of the language could lead to confusion relating to the review and approval standards that will be written for this law.

Several permitted uses were then reviewed and commented on as follows:

Accessory Use: move to Special Use Permit list

Bank: no change

Dog/Cat Kennel: review and approval standards to be developed*

Greenhouse: delete size limitation

Healthcare and/or dental offices: no change

Hotel or motel: no change

Office: delete limitations

Professional Service Shop: delete limitations

Public Facility: remove this item and replace with list set forth above of post office, firehouse, rescue squad building, town hall or court, library in order to avoid confusion

Retail Sales: delete limitations

Single-Two Family Dwellings: Allowed as a permitted use only as a secondary use to the primary business use on the parcel and only on the second floor or above of the building.

The Committee agreed to begin the next meeting discussion with Special Uses in the Business district.

On a motion by Bob Linville, seconded by Bob Johnson, the meeting was adjourned at 8:40 pm.

The next meeting is scheduled for October 17, 2012 at 6:30 pm at the Chatham Town Hall.