

TOWN OF WOODFORD

PLANNING COMMISSION

04/14/2014 MEETING MINUTES

Members present: Ed Shea, Susan Armstrong, Susan Wright, John Dovitsky. Absent: Chuck Suss

Attendees: Avis Hurley, Carol Swanson, Jim Henderson (BCRC)

Motion by Susan A, 2nd by John to open the public hearing for approval of the proposed Zoning Bylaws. All in favor, motion carried. Public Hearing opened at 7:02 pm.

Susan W requested that the meeting be conducted by Jim Henderson to explain the proposed changes to the Zoning Bylaws.

Jim stated that the purpose of this meeting is to adopt the proposed Zoning Bylaws. The new Bylaws will support the intent of the new Town Plan. With the creation of the new Rural Residential/Roadside Commercial and Industrial/Commercial districts, new zoning maps had to be created along with new language to reflect the changes in the Town Plan. A concern was expressed about an effective date being referred to for the maps. It was decided that section 1.1 Zoning Maps will read as follows:

The boundaries of these districts are hereby established as shown on the official "Town of Woodford Zoning Map" and the National Flood Insurance Rate Map which are hereby adopted by reference as part of these regulations. The above maps are on file at the Woodford Town Office. These maps shall be the final authority as to the zoning status of land and water in the Town of Woodford.

Other changes to be made are pg 43. Section 12.22 has 1, 2, 3 but 4,5,6,7 are on pg 44 but not following 1,2,3.

A discussion was held regarding Woodford Lake Estate zoning changes from 10.16. It was agreed that #6 will read: no more than 10% of the square footage of a nonconforming undeveloped lot may be developed with impervious surfaces. It was also decided that #7 will read: No more than 10% of a nonconforming lot may be developed with impervious surfaces unless a building is being replaced which exceeded that amount. However, although a replacement building may be situated more in compliance with required setbacks to reduce its nonconformity, in no case shall the replacement structure exceed the square footage of the original structure's footprint.

Ed stated that he had received a suggestion of including a bylaw addressing swimming pools. It was decided that this should not be included at this late time but will be addressed on the next bylaw changes in the future.

Motion by Ed, 2nd by John to adjourn the public hearing for the proposed Zoning Bylaws. All in favor, motion carried. Meeting adjourned at 8:13pm.

Next meeting for the Planning Commission will be Monday May 12th at 6 pm.