

## Comprehensive Planning Committee Minutes 4/25/23

*Meeting starts:* 6:30pm. Minutes taken by Rich Azoff

*Members present:* Josepha Gutelius, Lauren Marcello Ruberg, Rich Azoff, Sam Dederick, Bob Dederick, Aden Hughes, Susan Weeks  
*Also present:* LEEANNE Thornton, Adriana Beltrani, Alvah Weeks, Kevin Brown  
*Absent:* Carole Ann Mayone

Accept minutes from March 2023. The spelling of Adriana's name was corrected (one "n").

*Town Board Report:* LEEANNE Thornton

- Proposal for a Cantine Trails Bike Path was reviewed
- Representatives from Samadhi (rehab center) will come to a future Board meeting to discuss their program
- Pickleball court is nearing completion. There will be 4 courts. Currently volunteers are fundraising for a permanent fence, until then the temporary fence will suffice.
- Part-time bookkeeper Sharon Gilligan was hired
- 2 part-time police officers are starting
- Boys/Girls Club auction will be May 19.
- Animal Shelter Benefit will be May 13
- Dog Park fencing completed. Opening soon.

*Discussion of Lodging and Events definitions*

- Residential Campground: Regulations discussed. It was agreed that for "camping cabins" in a residential campground, there would be a maximum of 400 sf. It was noted that some proposals already before the Planning Board have larger cabins.
- Residential Campground: a proposal was agreed upon that residential campgrounds use the same criteria as STR in terms of requiring a "local host", that is someone who while not necessarily living at the campground, would be local and available in the event of an issue.

The name/contact information of that person would be available to the town and to guests at the campground. It was noted that commercial campgrounds definitions already require an onsite person.

- Hotels/Motels: It was agreed that for a hotel or motel, 5% of the units may have kitchen facilities. The issue of workforce housing was discussed, and it was noted that if a facility wished to include workforce housing, it must be a separate building (such as exists at Total Tennis).
- Event venues: The building department representatives noted that there is no way to “police” whether a venue conducts the number of events they stated they would in their original approvals. The example of a local resident complaining of an excessive number of events at a particular venue was mentioned. The Building Department representatives suggested that venues should supply a calendar of their events to the Department, or make a phone call/email noting each event. This way the exact number of events at any venue would be recorded and any discrepancies could be more easily investigated.
- Accessory event venues: it was agreed that this definition be deleted, and that there just be “Rural Event Venues”. Minimum lot size 10 acres.
- Adriana will draft new proposed language and send it to committee members prior to submitting it to the Board.
- Sign Law: brief discussion at the end of the meeting, to be discussed at the next meeting. Leeanne suggested everyone read the proposed Sign regulations and the changes made to them for next meeting.

Meeting adjourned at 8:30 PM.

Minutes respectfully submitted: Richard Azoff