

enough up the hill so they may be planted prior to the removal of the lower stone wall prior to the construction of the new stone wall. Will states there is grading associated with the slope. Cynthia states she was trying to figure out how much grading there would be. Will states the stone wall has to be established prior to the grading.

Mr. McCarthy states he will have a machine in order to have the holes dug for the trees, and he will be able to construct the stone wall. Mr. McCarthy states the stone is already on his property. Will states the stone wall has to be done first in order to establish the grade prior to the planting of the trees. Cynthia asks how much of the grade is changing. Will refers to the Plan and states the contours are at 578, 580, and another contour at 589 which goes up through the middle of the cluster in the corner. Cynthia states that is existing. The proposed contour lines are discussed. Mr. McCarthy states there is a cliff right now, the way it currently exists. Cynthia states she was under the assumption that the 590 and the 580 were set and the 578 with the circle around it represented the change in grade. The rock outcropping is discussed. Cynthia refers to the area where four trees will be going in and states she thought they would be safe without re-grading. Will states that the trees should not be planted prior to the stone wall work. Cynthia confirms with Mr. McCarthy that he is suggesting he use the stones he has on his property for the stone wall, and that he will be doing the grading. Cynthia asks Mr. McCarthy if he will be doing the wall work himself. Mr. McCarthy states yes. Mr. McCarthy states it would be easier to do both the stone wall and plantings now. Will states that will create the stabilization. Cynthia asks the Board if they want the Draft Resolution to be modified to allow for the construction of the stone wall behind the house. Cynthia talks about having the work done in stages, and having the Building Inspector sign off on the work, since there will be no Performance Bond. Cynthia states she would rather see the Building Inspector make repeated inspections in the field. Bernard states the Building Inspector has to make inspections for the stone wall anyway. Charlotte agrees that the wall and grading of the slope should be done prior to the planting of the trees. Cynthia states she will modify the Resolution to include the construction of the stone wall behind the house in the area of the Spruce Trees. Will suggests language be added such as “authorizing the installation of the Norway Spruce Trees”, and reference an attached Plan as an Exhibit to the Resolution. Charlotte talks about the Draft Resolution stating the Norway Spruce Trees would be planted by hand. Cynthia states she put it out there for discussion because she thought the trees would be planted up on a slope and didn’t understand how machinery would be able to go up there. Mr. McCarthy states they will get a machine up there. Mr. McCarthy states there is a lot of rock up there mixed with the dirt, so they will need to use a machine in order to get the holes big enough. Cynthia refers to the Town Christmas Tree in regards to the size hole it required. Cynthia states that utilizing a machine will disturb the soil. Will asks Mr. McCarthy what type of machine will be utilized. Mr. McCarthy is not positive, but states it does have tracks. Will confirms it will not be a bob cat. Mr. McCarthy states they will need something that will move rocks. Cynthia states that rocks are not being moved, holes are being dug to plant the trees. Robert talks about the Mr. McCarthy possibly needing a rock hammer. Mr. McCarthy states the machine will come to the edge and take scoops of dirt and rock out in order to dig the holes for the trees. Cynthia states she didn’t want to see the machine up on the slope. If it is going to work from the driveway, that would be fine. Mr. McCarthy states he believes the machine is a Samsung 210. Cynthia states she will add one more whereas stating “the proposed stone wall below the Spruce Trees will be necessary to establish and stabilize the exposed grade”. Cynthia talks about there being a three month extension and asks Mr. McCarthy if he will be able to do all of the stone work by May 1st. Mr. McCarthy states he believes so. Cynthia states she will add in May 1st as a completion date for the planting of the 14 trees, and stone wall work below the trees. Cynthia states she will add in a sentence such as “The extent of the stone wall work shall generally conform to the attached highlighted Plan”. Cynthia states she will add in a sentence such as “That the Building Inspector shall be contacted prior to the installation and after the installation is completed to inspect the work”. Will states he has a couple of suggestions and refers to the fourth whereas and suggests the words “required to be completed prior to the commencement of site work” be added. Will asks if there is a date to be filled in on the fifth whereas. Cynthia states yes, February 22, 2013. Will refers to the numbered

list and states the word “will” should be changed to “shall”. Will states the work is supposed to be completed by May 1st, but then we are also asking for something in writing by May 1st. Will suggests the Applicant should be given a few days after May 1st. Cynthia states that so long as the letter is dated May 1st, she doesn’t necessarily need to have it by May 1st.

Cynthia tells Mr. McCarthy that the Board is giving him a three month extension of his Approval, but they are giving him a one month time frame to complete the first phase of work. Cynthia states that Mr. McCarthy should also be thinking about what the next phase of work is that he could possibly do, and have a time frame to do it in. Cynthia states that Mr. McCarthy should have a conversation with the Building Inspector because it is not easy for the Planning Board to break this work into sections because there is so much dependency upon the bigger picture in regards to the soil and erosion control measures. Cynthia states that personally, she doesn’t mind moving this forward if it benefits the neighbors and their views. Cynthia states the interior work should be put at the end of the list. Cynthia states the Planning Board is trying to move this along and the priority should be the neighbors so they are no longer impacted by this. Cynthia shows an area on the Plan where Mr. McCarthy should tackle next and suggests he come back to the Board with another proposal and time frame. Cynthia states the Board will ask the Building Inspector to be the eyes and ears out there watching this to make sure everything is done. Cynthia states if Mr. McCarthy continues to move forward, it seems to her that the Board can work with him. Cynthia asks the Board if they have an opinion. Bernard agrees.

Robert asks what the status is of a neighbor’s property that was affected and states that something had been done on their property by Mr. McCarthy. Cynthia asks Mr. McCarthy if he has resolved the issue with his neighbor whereby some of their trees were taken down. Mr. McCarthy states he spoke with them and offered to do some re-planting. Mr. McCarthy states they wanted money instead and we need to agree on a sum of money. Cynthia states the ball is in their court, but in the interest of being good neighbors, she asks Mr. McCarthy to get back on track with that. Mr. McCarthy states he absolutely would love to.

Gary refers to a date of October 3, 2013 and states the year should be 2012. Gary asks if there should be any limit to the type or size of machine that may be brought in. Cynthia states that they may want to add language such as “all heavy machinery must stay off the slope” or “be operated from the area in front of the wall”. Gary states he doesn’t want to be too restrictive, but does not want a Caterpillar type bulldozer showing up either. Cynthia suggests adding in language so as the use of heavy machinery must be reviewed with the Building to see whether any additional controls might be required. Gary states that is fine. Bernard states Mr. McCarthy should know what type of machine will be used. Mr. McCarthy states he was told the machine is a Samsung 210 and it is a track excavator. Robert states it is a good size machine. It has to be to have an arm that extends long enough to dig the holes.

Gary refers to the extension and asks why the Board is going all the way out to July 1st. Cynthia states space needs to be given so the phases of work may be done. Cynthia states that if we made everything one month, we would be working on the next one immediately. Cynthia states it is a lot of work for her and Dawn to stay on top of these short term extensions. Gary understands, but he would not like to have this slide into August before we find out work hasn’t been done. Cynthia states that the Draft Resolution has a condition whereas the work has to be done in one month. If it is not done within one month, Mr. McCarthy is in violation of his Approval. Will suggests a shorter time frame be added for when Mr. McCarthy has to come back with the next steps. Mr. McCarthy states he doesn’t have a problem contacting the Building Inspector every two weeks. Cynthia states the Board would also like Mr. McCarthy to come in with the next phase of work by a certain date. Cynthia asks Mr. McCarthy when he will present a Plan for the next phase of work. Mr. McCarthy states a week or two after he finishes the first phase. Gary states it would be nice to see Mr. McCarthy the first Wednesday in May. Cynthia agrees and states that will give the Board a few weeks to review what Mr. McCarthy is proposing. Cynthia states the first Wednesday in May will be added to the Draft

Resolution.

Cynthia refers to the fourth whereas where it will state “whereas the applicant has met all the conditions of final approval required to be completed prior to the commencement of site work with the exception of the posting of the bond”. Cynthia states she will add the date of February 22, 2013 as the date of the letter from Bibbo Associates. Cynthia states she will be adding in a whereas which will state “Whereas the proposed stone wall below the spruce trees will be necessary to establish and stabilize the exposed grade”. The words “by hand” will be taken out. Cynthia states she will change a date from 2013 to 2012. Cynthia refers to the conditions and states the first condition will be that the tree planting and wall work shall be completed by May 1, 2013. The second condition will be that the building inspector shall be contacted prior to the installation and after the installation is completed to inspect the work. The third condition will be that the applicant shall notify the Planning Board in writing of the completion of the work no later than May 1, 2013. The fourth condition will be that the applicant shall present a Plan for the next phase of work by May 1, 2013.

Chairwoman motions that the Planning Board Adopt the Draft Resolution Granting a Three Month Extension of Approvals Given by Resolution Dated October 3, 2012 for Chapter 193 Stormwater Management/Erosion and Sediment Control and Chapter 189 Land Excavation, Filling and Tree Removal for Ryann McCarthy. Gary Jacobi seconds. All in favor, except Robert Tompkins votes no.

After the motion, Cynthia advises Mr. McCarthy that he will be receiving a cleaned up copy of this Draft Resolution. Attached to it will be the Plan that was already approved, with two notations on it. Cynthia shows Mr. McCarthy the location of the wall which he may build now and states the other area of the wall will be done in the next phase. Mr. McCarthy states that is not a problem. Mr. McCarthy thanks the Board.

WORK SESSION:

3. Discussion of Proposed Zoning Amendments

Cynthia states that prior to the Work Session discussion she would like to let the Board know that over the past three or four weeks she has received a couple of calls from Joe Bryson of Joe’s Getty, the former Fuelco to advise that there is a new party interested in starting up the Plan again. Cynthia states she was asked to bring them up to speed as to where the Project is. Cynthia states she agreed to have a conversation with them because it was only about where the Project is, and what is left to move forward. Cynthia states that John Sinis is the new Project Manager. Cynthia states Mr. Sinis came into her office this morning with Joe Bryson and Ann Morley. Cynthia states that Bob attended as well. Cynthia states her first question was to whether or not they were changing anything. Mr. Sinis’ response was no, but then he started to talk about changes. Cynthia states she then stopped the discussion and advised Mr. Sinis that he has to come before the Board and talk about the changes. Cynthia states that as they started talking about where the Application was, and they did get into some discussion about what is being proposed. Cynthia states she advised Mr. Sinis that everybody wants to see this Application get completed. Cynthia refers to the footprint and states she recommended Mr. Sinis try not to change the footprint from where it was left off. Cynthia states that making bump-outs here and there will cause more work for engineers and drag the process out. Cynthia states she advised Mr. Sinis to go back and talk to his client about using the existing footprint and Mr. Sinis agreed. Cynthia states they are proposing some internal changes. Cynthia states they will come to our next Meeting to provide an overview and presentation. Cynthia states we will have the benefit of Will at that Meeting and he can let them know whether there will be any zoning questions or issues. Cynthia states that generally, they are interested in having more retail space. Cynthia states she warned them that the retail is an accessory use. Robert asks what the definition of accessory use is in terms of percentages. Will states that one could argue that it can’t be more than a certain amount based on sales. Robert states it couldn’t be the main use. There is

discussion about more money being made from the sale of the fuel. Robert asks what the threshold is, and is it for the Board to decide. Robert asks if this is in our standards. Will states it should be in the standards. Will states that typically the Code might have a mechanism in relation to floor space. Will states that there are all different types of gas stations. These items need to be thought about when writing the standards. Robert states he believes Mr. Sinis left the meeting with a clear indication that keeping the Plan similar to the existing Plan would be most expeditious from the standpoint of not requiring additional studies from the County and DEP.

Robert refers to this particular lot, as well as several others on Fields Lane in the RO Zone and states the Board has had discussions about making some adjustments, and asks whether it makes sense to make some of these activities legitimate and conforming.

The Board ends the discussion regarding the former Fuelco Project and Cynthia asks the Board to familiarize themselves again with where the Project left off since it will be on the next Agenda. Gary states the discussions left off years ago. Charlotte states yes, about two years. Gary states shouldn't it have been closed at some point in time, and started again. Gary states new people have moved in. Cynthia states that part of the business has continued there. Cynthia states that Joe Bryson still has the automotive repair shop. Cynthia states that what fell off the radar were the fuel pumps. Cynthia states the Applicant had been before the Zoning Board of Appeals (ZBA). Cynthia states she will ask Roland where that aspect is at this point. Gary states he does not want to have extra work done, but at some point in time, it seems as if it should start over so that new residents may comment on it. Cynthia states a Public Hearing was never held, so everyone will be able to weigh in now. Gary states he doesn't know whether there have been new regulations passed. Cynthia states that when Will reviews the revised materials, he will make sure they are compliant with the stormwater regulations currently in place, as well as where they left off with the older version of the stormwater regulations. Will asks if the fuel pumps are still being proposed. Cynthia states yes they are still proposing to have the fuel pumps. Will asks whether they have been selling fuel. Cynthia states no, not for years. Will asks what the name of the prior station was. Cynthia states it was a Getty station. Will states when a station changes hands, all the pumps are ripped out. Robert states they were taken out. Robert states there was a major law suit. Cynthia states the Applicant's engineer has been told by the City, that they are treating this as a new use. The City is not looking at this as the continuation of a pre-existing use. Cynthia states that Joe Bryson is being represented by Don Rossi. Cynthia states that Roland had a Meeting with them. The Applicant was also before the ZBA and they were carrying it over from one Meeting to another, and finally took the Application off their Agendas until the Applicant was ready to come back. Cynthia states that the Board should wait for Roland to be here to answer any further questions. Gary asks whether the repairs will stop. Cynthia states no. Joe Bryson will continue to use some of the space. Gary states that is an accessory use too. Cynthia states she believes the automobile repair shop, motor vehicle service station is the pre-existing non-conforming use.

Cynthia states the Board should move onto the next phase of the Zoning Amendments discussion which is on the Agenda tonight. Cynthia states the Board has been tackling the amendments in group going through the Zoning Tables to look at the uses, and started to talk about some of the definitions. Cynthia states we have talked about some of the uses we would like to take out, and some of the uses we would like to keep. Cynthia states that tonight we will focus in on Standards and why they are important. Cynthia states that one of the handouts she gave out tonight is a single page listing items to look out for when writing Standards and why this is done, which is to afford a little extra protection beyond the basics that the Zoning Ordinance and General Standards provide. Cynthia states the Board will concentrate on Fields Lane. Cynthia reminds the Board that the lots are fairly small. Cynthia states she gave the Board a listing of the actual current uses on Fields Lane and the sizes of the lots. Cynthia states if we are going to start designing new uses for two acre lots, the setbacks aren't that large, at 200 feet wide by 400 feet long. Cynthia states a lot of the lots on Fields Lane are long and narrow. Cynthia states the basic bulk requirements are to be back 50 feet in the front, 50

feet in the rear, 30 feet on one side, and 40 feet on the other, or an average of 35 feet on either side. Cynthia refers to the Standards and talks about making the setbacks a little bit bigger to afford a little extra protection especially when there are residences nearby. Will refers to the RO Zone and states some of the interior properties may warrant smaller setbacks, and the residential properties may warrant larger setbacks because they are not surrounded by anything.

Cynthia states she is handing out maps of Fields Lane so the Board may get a sense of what some of the lots look like. Cynthia states the Board should also have a list of the lots and their current uses. Cynthia thought the Board would start with adult day care and turns the discussion over to Will. Will states when he put all of these examples together, there is a handout for adult day care that is attached to the medical and dental clinic handout which should be separated. Will states it is from Minnesota. Will asks the Board to keep in mind that all the existing examples, with the exception of Minnesota, are all from New York Towns, in Westchester, Putnam or Dutchess Counties. Will states these are just examples, and are not necessarily right for North Salem. Will states he is providing these to the Board to give them an idea of what people have done. Cynthia states the Board should keep in mind that we should put a Standard in that will protect the worst case example, such as in the middle of a residential area, or wherever else the Use is used, and if the Standard is too big, we could write in language so that someone may request a variance to pull it back in, or obtain an opinion from the Planning Board as to whether it will work on a specific Site. Cynthia states it is a lot easier to pull back on a Standard than it is to not have the Standard in the first place. The only way to have something more restrictive is to go through the SEQR process and clarify issues. Cynthia states she would much rather see the Board back away from a control that is already written in the Ordinance. Cynthia asks Will if she is correct by stating we would be able to back away if it is proven to work on a Site. Will states in some situations, specifics such as setbacks being a certain dimension, and other situations may be more discretionary based on the specifics of a Site. Cynthia asks if a bigger setback is written into a Standard, may someone go to the ZBA for a variance or is that something the Planning Board would handle. Will states it may be written in such a way for modifications based on certain criteria. Will states he advises the Board to be careful. Cynthia refers to the adult day care versus children's day care and states we allow children's day care and nursery schools in every residential zone, but the minimum lot size is four acres. Cynthia states if someone is in an R-2 Zone and wants to have a day care center, they need to have four acres. Cynthia states if we allow this Use on Field's Lane, no one will be able to do it because the lots are smaller. Cynthia states she doesn't know if there may be a two acre Standard in some zoning districts, and a four acre Standard in other zoning districts. Will states people could, but with day care, we should also start thinking of what level of day care centers would be wanted. Will states that family day care centers are typically seven children or less, and may be in a private home. That might be all that is wanted in a residential district unless the Board wants to consider day care centers that are above seven children may have to be located on a major road for which you would have to define what that major road would be, and whether there may be an acreage requirement. Will asks the Board if they want a 50 child day care center somewhere in a residential zone. Cynthia states she believes we have that right now. Will asks if the Board wants them associated only with a church, school, or municipal property. Will states the Board should start with what size of day care center would be acceptable in what zone. This will help to refining the Standards to be size specific. Cynthia states nursery schools and day care centers use the same terminology in all the residential districts. Cynthia states she knows there is a "b" next to it which means that four acres are required, so if she goes to the Standards, she doesn't see it. Will states that family day care is out of the Board's control, but if we are looking at a day care center with more than seven children, we need to think about it being too big to be in a residential zone. Cynthia states that right now we have three day care centers in Town. There is one at St. James Church, which is a nursery school. Cynthia states there also used to be nursery schools in churches in Croton Falls. Cynthia states that Will's question about having day care centers in residential zones is a good one for the Board to think about in terms of whether we would want them in Town. Cynthia states that right now, this is a possibility by Special Permit in any residential district.

Robert states he had the occasion to be down in Chappaqua last week in an old commercial area off the main drag and noticed a quite significant nursery school next to a mechanic shop and bus garage. Robert states there were probably 10 different uses along the street. Robert states the area was built out and revenue producing. Robert refers to Field's Lane and states this is our one shot at doing something to expand somewhat of a base here, and he would hope that not for profit organizations would not be encouraged to go in these spaces. Robert states he doesn't know too many nursery schools that are making any money, and that people could afford to pay. Will refers to most school-oriented day care facilities and states they will be not for profit. Robert does not see that in the RO Zone. Will states he doubts there will be that type of draw for that type of commercial aspect. Robert talks about whether or not we should even be encouraging it. Robert states that right now there are schools and churches in the area, even though limited. Robert states that more of a mixed use may work in the RO Zone where it wouldn't work in other places because of the highway, and the topography. Cynthia states that Robert makes a good point. Cynthia states that a few years ago Dan Ginnel had a proposal for a day care center in his building on Field's Lane. Cynthia states it didn't come through. Cynthia talks about the petition to rezone because right now, the use isn't allowed on Field's Lane. Cynthia states there was the potential for utilizing an existing building. Robert asks if that was the Community Based Services building. Cynthia states no. Will asks whether Mr. Ginnel described what kind of day care center he was proposing. Cynthia states it would have been children's day care. Will asks whether Mr. Ginnel mentioned a company name. Cynthia states she does not recall. Cynthia states that from her own personal experience, the adult day care may be something that the community, as a community might need as our population ages. Robert states if it is mixed, that is one thing, but right now, it is way too restrictive. Robert asks how many of these particular pre-existing uses have changed since the last Ordinance change in 1987. Cynthia states the only change on Field's Lane has been the Control X, the 17 acre parcel that changed recently to Centex a uniform company. Robert states it is a nationwide outfit. Cynthia states that Community Based Services is not for profit now.

Will refers to the six or seven residences and asks if they are owner-occupied. Cynthia states that some of them are, and some of them are rentals. Robert states that the people who have residences there can't do anything with them. They cannot obtain variances in order to construct porches, sidewalks, or accessory apartments which has always been a frustration. Robert states there are only four conforming lots and states we have a lot of work to do.

Cynthia states the Board should try to give Will some guidance in regards to some of the Standards for the different Uses so he may fine tune the draft.

Cynthia suggests the Board switch over to recreation and states the Board has had discussions about indoor facilities. Cynthia states the first item on the handout list refers to Reinbeck. Cynthia talks about the recreation use being inside a building and states she would have no problem with the current setbacks. If the recreation use is going to be outside a building, we might want to consider larger setbacks. Cynthia refers to noise and states so long as the recreation will be inside a building, there shouldn't be any issues, but if the recreation is outside, loud speakers may be something to talk about. There is a discussion about the serving of alcohol. Will refers to bowling allies. Robert refers to the hockey rink right up the road which has a restaurant/bar facility there. Cynthia talks about hours of operation being important. Will states especially for outdoor facilities. Will refers to bowling states leagues may go until midnight. Cynthia talks about controlling the amount of video games in terms of promoting healthy recreational activities. Allowing lunch rooms and restaurants is discussed in terms of controlling the limit of the size. Charlotte states that most recreational facilities do have food and drinks. There is a discussion about focusing on indoor recreation. Robert asks what there is to work with in terms of recreation in regards to the size and topography of the lots not being practical. Cynthia refers to the Control X building and states that could be turned into two separate facilities. The Use is discussed as far as the range of recreation and the size of the lots. Cynthia talks about limiting

recreation to just indoors because if we add outdoor recreation, there will be issues as far as lighting, noise, parking and setbacks. Charlotte states that most of the lots are too small to have any significant outdoor recreation. Cynthia states the NYSEG piece could be all residential one day. That is a big 25 acre piece. Will confirms the NYSEG piece is not in the RO Zone.

Cynthia asks the Board if anyone has anything else for Will in regards to the recreation. Gary states nothing. Charlotte states that there was a discussion at the last Meeting about platform tennis and asks if that may be considered as something to be done in one of the parks that already exist. Cynthia states that right now, they could go in a Town park.

There is a discussion about bulk requirements. Cynthia asks the Board if they are happy with the two acre bulk requirements. Robert states he would encourage a lot more flexibility in order to give the tenants more opportunities. The Uses in the RO Zone are discussed as well as setbacks and standards. Cynthia discusses the standards for two acres and states if they are chosen, the front, rear and side yard setbacks have specific requirements, and if the four acre standards are chosen, most of the requirements would be taken off. Cynthia states if a one acre standard is chosen, the front would be 35, the rear would be 50 and the side would be 20/25. Robert states he would encourage flexibility for the small lot owners and states a reduction needs to take place. Cynthia states she would recommend the two acre standards and states if someone with 1.8 acres wanted to do something which needed variances, it may not work on the site. Cynthia states that Hardscrabble Farms is in the RO Zone, as well as the Russell property. Cynthia states that the NYSEG property is not. Will states that there are two large lots and talks about the existing standards in terms of what would be allowed, such as a volunteer fire/ambulance corp., or a business administrative headquarters. Cynthia asks Will if he is suggesting a one acre zone. Cynthia refers to the side by side lots and states there is potential for five acres. Robert talks about being as flexible as possible to allow for something to happen. Cynthia states there are three parcels that fall under two acres. Cynthia states there are three homes that have less than three acres. Having recreation is discussed as a possible idea. Robert states a veterinary office may make sense as it would be a nice practical use. Cynthia states she wouldn't have a problem having a veterinary office in the RO Zone, but she wouldn't want to see boarding in the PO Zone. Will talks about making a definition for a stand-alone use in the zoning table. Cynthia talks about having the use in both RO and PO with the condition that boarding would only be allowed in the RO. Robert states he understands not wanting a big box retail operation and states the definition for a tradesman is a disadvantage because of not wanting the onsite storage. Robert states we will never get someone such as an electrician, plumber, or sheet rocker to have an office where they can't have their equipment. Small scale operations are discussed. There is a discussion about maintaining the small town residential feel. Having storage in rear yards which is screened is discussed.

Gary states he lost track and asks what they are trying to do here, he thought they were talking about indoor recreation. Cynthia states the Board is looking at all of the different uses on Fields Lane and what type of standards might be appropriate. Gary states the Board is doing all of this work for two lots. Cynthia states we brought up the issue of the size of the lots to make sure we don't violate and put too large of a bulk requirement on them. Cynthia states the Board is talking about allowing the majority of the parcels to have a variety of uses. Cynthia talks about having higher requirements for some of the parcels and states that not everyone can have all of these uses. Giving them several choices is discussed. Robert states it is not a significant change in as of right uses. Robert states that nothing has been done in a long time. Cynthia refers to the PO bulk requirements and states in Use Group k, having 20,000 square feet would be fine. Robert refers to Use Group n and states that would be 160,000 square feet. Robert states for the little guys, the numbers have to come down. Will talks about the uses allowed in RO in terms of acreage. Cynthia talks about the indoor light industry and asks if that has to be designed for one acre lots. The response is no. Cynthia refers to child daycare and states that would need to have a decent size lot because they would require outdoor recreation, and parking. Will states he doesn't believe child daycare would need to have that big of a property.

Cynthia states that there needs to be at least two acres for good flow, septic, and outdoor recreation.

There is a discussion about standards the Board would like to see. Cynthia talks about having a time limit of operation and states she thinks it is important to think about the deliveries of materials only being allowed during business hours, such as the set hours for garbage pickup. Cynthia states she will take a look at the garbage contract to confirm, as she thinks it may be 6:00 a.m. There is a discussion about all garbage services having to be licensed with the Town. Cynthia asks Will to come back with a few suggestions for the next Meeting. Sound and noise controls are discussed. Apartments above commercial buildings are discussed in terms of having a maximum of uses, as well as seating capacity requirements. There is a discussion about parking, as well as kitchens. Building restrictions in terms of lot size is discussed. Not having offensive materials is discussed, as well as focusing on temporary indoor storage versus limited outdoor storage. Having a definition of tradesman offices is discussed in terms of how many workers and the need for storage and parking. Will states that plumbers park vans outside and keep materials such as pipes outside. Charlotte talks about allowing outdoor storage materials as long as everything is screened. Proposing a limit based on a percentage is discussed. The use of sheds is discussed. Robert states this may not be an issue for the bigger lots.

There is a discussion about camps in terms of allowing overnight visits. Having large setbacks is discussed in terms of soccer/baseball fields. Cynthia asks the Board how they feel about setbacks. Robert states it depends on the number of kids allowed. A 250 foot setback from the property line is discussed, as well as which zones camps should be allowed. Not allowing camps in certain zones is discussed. Not wanting to have public address systems, audio or speaker systems are discussed. Having lights limited only for safety is discussed. Having all-terrain vehicles limited for only maintenance is discussed. Limiting camps to properties off State or County highways is discussed. Having one entrance and one exit is discussed in terms of road safety. Limiting the size of structures such as mess halls and restaurants are discussed. Using all facilities for internal use versus renting them out for occasions such as weddings is discussed. Camp occupancy and hours of operation are discussed. The Board has a discussion about regulating how many people may sleep over. Having a density requirement based on acreage is discussed as well as camp fires and fire pits. Permit requirements are discussed in conjunction with toilets and wash basins. Having a maximum of campers is discussed. The Board agrees to 250 campers.

Cynthia asks the Board whether there is anything they would like Will to concentrate on. Cynthia states she will have copies made of the Zoning Map.

3. Next Meetings:

- Regular Meeting – April 3, 2013
- Work Session – April 17, 2013

4. Resolution:

Chairwoman motions to adjourn the Planning Board Meeting. Bernard Sweeney seconds. All in favor. No opposed.