

Draft. The Board responds no. Cynthia asks Mr. Morando if he has any questions. Mr. Morando states no.

Chairwoman motions that the Planning Board Adopt the Draft Resolution of Site Plan Approval for New Cingular Wireless PCS (AT&T), for the Telecommunications Tower at 73 Crosby Road. Robert Tompkins seconds. All in favor. No opposed.

After the motion Mr. Morando thanks the Board for being able to hear this matter tonight.

WORK SESSION:

3. Discussion of Proposed Zoning Amendments

- Review of Definitions
- Review of Use Tables

Cynthia states we are going into the Work Session and the Board has a lot to cover tonight. Cynthia states the Board will try to make it through all of the Draft Definitions and give Will some instructions as to some of the next steps they will be doing. Cynthia states since this is a Work Session and this is the first Draft of the documentation there will not be time for public comment this evening. Cynthia states the Board is very early in the process. Cynthia states after going through the Draft Definitions the next step will be to start working on the Standards. Cynthia states that when the Board starts working on the Standards they may go back and change some of the Definitions as they will work on both items side by side. Cynthia states the Board does love to hear from the public and they are welcome to send in comments by e-mail or letter afterwards. Cynthia states the Board will be going through this process over the next few months and it will evolve a lot.

Cynthia refers to Page 2 in the Definitions and states the Board will discuss the Definition for Golf Courses as opposed to Country Clubs and Membership Clubs which are listed below them. Cynthia states she likes the idea that Will put in language in reference to the netting as an exclusion. Robert asks what that means. Cynthia states there will not be practice ranges with huge nets. Robert refers to Bloomerside and states they have nets for safety as people were being hit with balls on Bloomer Road. Cynthia states that is a pre-existing golf course. Robert states he understands, and asks whether the Definition excludes the use of netting. Cynthia states yes, for future approvals. Robert gives an example of someone putting a golf course near a highway. Cynthia states it would be designed with better buffers so there wouldn't be a need for netting. Gary states that the referral in the Definition to having 9 or 18 holes should preclude driving ranges. Cynthia states this doesn't refer to driving ranges, it refers to not having courses designed so close to homes that netting has to be installed as a barrier. Robert states they did install netting at Bloomerside. Cynthia states they did it there because they redesigned a couple of holes and there was a safety issue that evolved over the years. Robert states he has been hit twice. Cynthia states that is a pre-existing situation. Cynthia talks about having a brand new golf course constructed in conjunction with making sure it is designed so that those types of barriers are not needed. Robert states if he owned the property he would not want to be in a situation whereas not being able to put up netting. Robert states there are factors such as wetlands. Robert states he can see having the netting for driving ranges. Will talks about adding language in so as to only allow netting for driving ranges. Robert agrees and states the netting it isn't visible.

Cynthia states the next two Definitions are Country Clubs and Membership Clubs. Cynthia asks whether we really need to have them listed separately, and what is the difference between the two. Will states he forgets where the Board left off with the Standards and is not sure whether they were lumped together. Cynthia confirms that yes there is only one Standard for both. Will states he will combine both Definitions and call them Membership Clubs/Country Clubs. Cynthia refers to the last sentence in the Country Club Definition in

regards to providing dining facilities to members and guests, and host catered events, such as weddings or charity fundraisers. Cynthia asks if we should insert the term “member-sponsored in regards to catered events. Will states that is not what typically happens. Cynthia talks about events getting out of control and states it is better for a member to sponsor them. Will talks about the survival of the facilities in terms of not only having members sponsor events. Will asks what the difference is between having a member or someone else rent out a facility since the function is the same. Will states if a member has an event and rents out a facility for 150 people, how is that different if a non-member were to do it? Cynthia states it is a matter of control and if it is a membership club, they should have a say as opposed to a private entity. Robert states let it go. Cynthia refers to Alternatives 2 and 3 listed on Page 2 and asks Will whether we should think about these in the Standards, or do we need them in the Definitions. The Board talks about keeping the Definitions simple. Will states yes, he can go back and add language into the Standards. Charlotte asks why Membership Clubs have to be registered under the Corporate Law of the State of New York and Country Clubs don't. Will states that was the difference; Membership Clubs have a membership basis whereas Country Clubs could be Commercial. Charlotte asks whether we need to distinguish between the two. Will states if the Board isn't concerned about it, that piece could be taken out. Cynthia talks about private or public clubs in terms of memberships. Will states that both of these would not be public, they would be open to the public for those who join. Cynthia talks about adding something into the Standards so as a day could be set aside for the public. Cynthia will make a note as to whether we should consider this under the Standards. Robert asks what Cynthia is suggesting. Cynthia states she thought some of the private membership clubs, in order to make themselves more attractive to the community, may set aside hours when non-members could play. They wouldn't need to have an annual membership, but would have to pay to play. Will states some golf clubs also open up for schools. Cynthia talks about whether big tournaments should be allowed in terms of the Standards. Robert states he doesn't think we want to preclude opportunities. Cynthia states she isn't precluding them, she is suggesting it is something to think about addressing as part of the Standards. Cynthia asks Will if he needs any more feedback. Will refers to the Standards and states there is language about clubs being operated solely for recreation, social, and athletic purposes and not for pecuniary gain and shall not prevent the utilization of rentals. It also states such clubs shall not prevent the utilization of rentals. Will states he will melt both Definitions together. Will refers to events and states the current Code doesn't really address them in terms of big tournaments. Cynthia asks whether we would do that in the Standards. Will states the Board had talked about having a special event category which could be more general to other Uses. Cynthia states we should give that a try. Will asks the Board whether there is anything they don't like. Cynthia asks whether there are any types of clubs the Board doesn't want and states it is something to think about. Will refers to the Lions Club and asks if they have a facility. Cynthia states the Town leases the facility to the Lions Club. Cynthia states the DOT owns the building, leases it to the Town, and the Town used to allow the Ambulance Corp. to have their headquarters there. Cynthia states when the Ambulance Corp. left they allowed the Lions Club to have their Meetings there. Cynthia states the Town wrote the Standards as to what could and could not be done. Cynthia states the Historical Society has a headquarters. Charlotte refers to Friends of Karen. Cynthia states they are in the PO Zone and are set up as an office.

Cynthia states the next Definition is Recreation Grounds and Facilities – Not for Profit. Cynthia states that after the Definition there is a listing of what some of the Standards could cover. Cynthia states the Board talked about addressing structures at the last Meeting. Cynthia refers to the next three Definitions; for Passive Recreation, Camp or Campground, and Day Camp and states the reason they are in place is because of the reference. Cynthia states that fishing had been discussed last time and somehow it was dropped. Cynthia asks Will to add it back in. Cynthia refers to Passive Recreation and states Will has covered all the bases, but structurally, we need to get it all together, rather than using verbs such as walking, hiking, cross-country skiing, and later on list equestrian trails which would be a noun. Cynthia states we may want to list out activities and subjects separately. Cynthia states as we write the Standards we may change the Definitions. Charlotte asks whether the preliminary items listed under Recreation Grounds and Facilities are supposed to

go with Passive Recreation, Camp or Campground and Day Camp. Cynthia states these are suggested Standards to go with Recreational Grounds and Facilities. Cynthia states in situations when a Definition makes reference to a word which isn't defined, either we take the word out or define it. Cynthia asks the Board whether they have any questions or comments. Robert states no. Charlotte refers to facilities with two or more plots of ground and asks Will whether that refers to the pitching of tents or parking of recreational vehicles. Will states yes.

Cynthia states the next Definition is for Libraries. Cynthia refers to Alternative 2 and states she likes that better. Charlotte states she likes them both. Cynthia states that the second one is moving towards the direction which libraries are headed as far as music, recordings, films, cd's, dvd's and all types of media. Cynthia asks the other Board Members whether they have a preference for the second one. Charlotte states it is more inclusive of what is going on in libraries now. Will asks whether language about the management and community meeting rooms from the first Definition should be added to the second Definition, or whether it is implied. Cynthia states if it is not implied, it should be put in, because we need them both.

Cynthia states the next Definition is for Hospitals and asks the Board whether during their discussions last time they decided to keep Hospitals in or take them out. Cynthia states she believes it was left up in the air. Bernard states he doesn't see the purpose for keeping them in and states there are several hospitals in the area. Charlotte asks whether they should take hospitals out. Cynthia states the Board may recommend it. Robert states as a practical matter no one will fund a new hospital with three others in the surrounding area.

Cynthia states the next Definition is for Animal Hospitals. Bernard states there is one in Lewisboro. Charlotte states there are a few in Lewisboro. Cynthia states they tend to be small and not handle a lot of pets. Charlotte states she could see Fields Lane having an Animal Hospital. Robert states there is a Veterinarian's Office on Field's Lane opposite the ice rink in Brewster. Cynthia talks about keeping Animal Hospitals in. Will states that he doesn't think Animal Hospitals are listed in the Use Table, and states that Veterinarian's Offices are. Cynthia looks at the Use Tables and states that Animal Kennels and Animal Hospitals are a Special Permit of the Town Board in the R-4 Zone. Will states he believes those were dropped, so we need to reestablish Animal Hospitals. Cynthia states we might want to keep them in the RO Zone. Robert asks if they were dropped from the R-4 Zone. Cynthia states yes. Will states they were dropped all together. Cynthia states the Board dropped kennels and animal hospitals in residential zones. Will states that Veterinary Offices are listed in the RO Zone and we probably should refer to Animal Hospitals, or bring the two together. Cynthia states it is not in the GB and NB. Cynthia states we put Veterinarian's Offices in the RO Zone. Will asks what the difference is between a Veterinarian's Office and an Animal Hospital. Charlotte states nothing. Cynthia states that is correct. Will states he only put a Definition in for Animal Hospitals because he listed a Definition in regards to regular hospitals, so we may not need it. Will states a Definition has been added in the RO Zone for Veterinarian's Offices. Charlotte states the only difference could be if there were an Animal Hospital for large animals such as horses, as they would require additional acreage. Robert states he wonders whether it actually should be dropped out of the R-4 Zone. Cynthia states we did drop it out of all the residential zones. Robert asks if that is a smart idea when considering how much space large animals need. There is a discussion about having more acreage for Animal Hospitals. Cynthia asks if this may be regulated as a Use under Ag. and Markets. Robert states if there were going to be any large animal facilities the R-4 Zone would be where they would go. Cynthia talks about being back to the issue with someone wanting to set up a kennel. Will states a distinction could be made. Will asks what other types of large animals could be cared for. Cynthia states there are horses, cows and alpacas in this Town.

Cynthia states the next Definition is for Hotels. Charlotte states the key with this is that there will be no outside doors. Charlotte states that counts out motels. Cynthia states the first item is a modification to the existing Definition, and the second item is an alternative. Charlotte states that more and more hotels have

suites for business people to stay in, and some have kitchens. Charlotte states she doesn't know what is wrong with having kitchens. Cynthia states the reason we avoided kitchens when the Ordinance was first written in 1987 is because it was a time when some of the hotels were going under and being turned into apartments. Cynthia states hotels were being flipped to apartments. Robert refers to the Holiday Inn Express in Danbury and states they have suites which are very popular. Cynthia states there are approximately 10 facilities in Danbury. Cynthia states we will think about suites and the implications. Cynthia talks about pulling in some of the definitions from other Towns to see whether they have any built-in protections. Will talks about possibly limiting stays. Cynthia states she will research the Danbury facilities. Cynthia asks the Board if they are alright with the last sentence in Alternative 2. Cynthia states considering there is only one Zone where this type of facility would be allowed, it will never happen because it is so restricted by the septic. Robert refers to the property behind Primavera in terms of there being a proposed facility. Cynthia states that these facilities are only allowed in the two GB Districts. There is a discussion about restrictions. Charlotte states that most hotels have conference facilities. Cynthia talks about taking out the last sentence in Alternative 2. Robert states we won't have a hotel if we leave it in. Cynthia states the current hotel proposal does not have a restaurant associated with it. The Board discusses combining both Definitions. Charlotte states it will be a combination of the two without the last sentence in Alternative 2, as well as whether suites will be allowed. Cynthia asks the Board whether there any pieces of either the Definition or Alternative 2 that they like or don't like. Cynthia states that further research will be done in terms of suites. Will asks whether the meeting rooms have to be limited to only hotel guests. Cynthia states no. Charlotte agrees.

Cynthia refers to the next Definition for Museums and states museums, art studios and galleries are lumped together in the Use Table. Will states they are two different things. Cynthia agrees. Will states we lumped them together but there are no Standards because they are Permitted by Right. Will states someone could have a museum, or an art studio and someone could also have an art studio and a gallery. Charlotte asks where the 5% gross floor area figure came from. Will states he listed it as an example. Gift shops are discussed. Cynthia asks if these will only be in NG and GB. Will states also in RO and PO. Cynthia states we grouped libraries, museums, art studios and galleries together. Will states the Art Studio/Gallery Definition doesn't state that the work can be done there. Cynthia states we want to allow that. Cynthia talks about the work being done on or off site. Charlotte asks if there is a limit as to what may be displayed outside. Cynthia states that is a good question. Will states there are no Standards. Cynthia states she will make a note that outdoor displays should be discussed in the Standards. Will states we don't have Standards for this Use. Cynthia tells Will he has to write them and refers to the master list she prepared. Will states these are Permitted Uses by Right. Cynthia states that projects would have to go through Site Plan Approval and there would be controls.

Cynthia refers to the next Definition for Churches or Places of Worship. Charlotte refers to the first Definition and states that may cause a problem for St. James because they have the nursery school. Cynthia states the nursery school is an accessory use by right. There are discussions about parish houses, parish halls or rectories. Charlotte asks whether those three could have nursery schools in them. Cynthia states yes. Cynthia states we are saying that the church is the church and other Accessory Uses are allowed. Bernard asks whether there are any controls in terms of sizes. Cynthia states only through the Bulk Table which talks about floor ratio areas and setbacks. Bernard refers to the moving of St. Joseph's Church from Croton Falls to Somers and states it is five times the size it was. Bernard states there are people who live close by who looked out at trees and now look out at a church. Cynthia states that was one of the reasons she suggested we take churches out of the R-2 and R-4 Zone and leave it in the R-1 and R-1/2 where the concentration of the people are. Charlotte inquires about the setback requirements for churches. Cynthia states churches are supposed to follow the same rules as residential. Cynthia asks Will whether the Bulk Requirements for churches in Residential Zones are supposed to generally follow the same setbacks. Will states he hasn't seen it, but there is supposedly a Federal Law or Ruling that if the acreage for the Zone is a certain amount it can't be increased for a church. Will refers to the Town Code and states it isn't organized that way. Will refers to all the Uses allowed and states

they all have a Use Group. Will states it isn't as if there is acreage for the Zone. Will states that some towns will have an R-4 acreage and not Use Groups; they then have Permitted Uses and Special Permit Uses. Will states the Special Permit Uses might have a separate acreage requirement. Will states the Town Code is more explicit and there is no base acreage. Charlotte asks if that is good or bad. Will states it is confusing as far as what the Federal Ruling is. Cynthia states that right now our churches and single family homes are both in the same Use Group so that is a good thing. Will states R-4 is a four acre zone and single family homes may be the predominate Use. Will states it may not always be that way, but that is what mostly is done in R-4. Will refers to parking and states that more acreage may be needed for it. Bernard refers to the R-4 Zone and states practically the only items there are Permitted by Right and states he doesn't think believe they should be there at all. Cynthia talks about maybe leaving churches in R-1 and R-1/2 and states to that extent we need a Definition. Cynthia states Will mentioned that even though someone cannot meet the acreage requirement anymore when putting a church and parking in, they will need to have enough land to make it work. Bernard refers to having access in residential areas.

There is a discussion about nursery schools. Cynthia states that nursery schools are not considered primary or secondary schools. Will states when someone refers to nursery schools or daycare in conjunction with a church, he would think it would be run for and provided for the people who belong. Cynthia states that the nursery school at St. James isn't run that way. Will asks what the wording "in conjunction with" pertains to in the Use Table. Charlotte states the North Salem Nursery School has nothing to do with St. James. Cynthia states this should be fixed. Robert states he assumes the school pays rent to the church. Will confirms the school is a separate entity and has no relationship to the church other than the fact that they are using the grounds and states they are like a tenant. Cynthia states it is like a shared space. Cynthia states this facility was set up for religious instruction and made perfect sense to have the school there. There is discussion about taking out the wording "in conjunction with". Will states that day care centers in churches are very common as it is a way to use the space. Charlotte states the space may also be utilized for children to be there while mass is going on; almost like mini day care. Will states that could be considered Sunday School which would pertain more to the wording "in conjunction with".

Will talks with the Board about whether or not they want to allow schools. Cynthia refers to all day kindergarten being located in school facilities. Will states that kindergarten has to be under the State Educational Program. Cynthia states we don't have to worry about it; we just have nursery schools. Will states a church may want to open a parochial school. Charlotte states that is a good point. Cynthia talks about taking them out of the Accessory Use by Right for a church and have them come in for a Conditional Use Permit. Will states there is no reason that a parochial school should be treated differently. Cynthia states that churches and nursery schools may be a Use by Right, but a Conditional Use Permit would be required for schools. Cynthia refers to No. 8 on the R-4 Table for Accessory Use by Right where it refers to Sunday Schools or other similar religious schools and asks why we have public, private, and secondary/elementary schools listed. Cynthia states that No. 8 should be deleted. Will states he will delete that. Cynthia refers to Parish Houses, Parish Halls and Rectories and asks if it is clear what the Uses may be. Cynthia talks with Will about defining all three. Cynthia states Will skipped a Definition for Parish Halls. Will states other than a dwelling and offices, what else would we want there to be. Will states a Parish Hall could also have community meetings. Cynthia states that Parish Halls are usually where the nursery schools and meeting rooms are located. There is a discussion about tying the structures in with the Uses. Will asks the Board whether they decided on a Definition in regards to churches and states he also listed two alternatives. Cynthia suggests going with the simpler Definition. Will states he will re-write this and build in Parish Houses, Rectories, and Parish Halls. Cynthia confirms Will is going to clean up the Use Table. Cynthia states that nursery schools are Accessory Uses by Right, but any other schools will need a Conditional Use Permit from the Planning Board. Cynthia asks if we allow nursery schools which are not a part of churches. Will states we are adding in a category for private, secondary and elementary schools which will require Conditional Use

Permits. Cynthia states she has a feeling that No's. 4 and 8 should come out. Will states that is what he would do. Cynthia states that they are already covered in Column C. Charlotte refers to the Definition for nursery schools and asks if the nursery school at St. James is accredited by the Education Department of the State of New York. Cynthia states she believes it is, but it is also a day care center. Cynthia states that may be why they are struggling because in order to have extended hours it will become a day care with a different certification. Robert states having a day care center is significantly more difficult to attain. Charlotte asks whether nursery schools have hour limitations which would differentiate them from day care centers. Robert states yes. There is a discussion about days of operation. Robert states they utilize the school calendar. Will states he will look up the State Regulations.

Cynthia refers to the next Definition in regards to schools and states they are allowed in all of the Residential Zones but not Commercial Zones. Cynthia asks why we are pushing nursery schools into the Definition of kindergarten, primary or secondary schools if we are going to bother to define them separately. Cynthia states in Alternative 3 we get into colleges and universities. Cynthia asks Will if he thinks it is better to have Definitions for the individual age ranges as opposed to trying to push them all into one. Cynthia states that Alternative 3 has them all lumped together. Cynthia states if the institutions will be allowed in all of the Residential Zones and we are not going to distinguish from one Zone to another, then it really doesn't matter. Will states the Standards will be different. Cynthia states it is cleaner and easier to follow how we break them down in the Use Table. Cynthia suggests having nursery, elementary, and secondary schools lumped together with one Definition. Cynthia asks whether we need to list trade schools because they could be either or and suggest doing it by the age group. Will talks about following the Use Table. Cynthia asks the Board whether they agree. The Board agrees. Charlotte asks if trade schools typically start after Grade 12. Robert states yes. Cynthia states these are all schools that are non-public, so we just use the broad term private which includes charter, religious, and trade schools. Cynthia asks whether we have to separate parochial from private. Will states no. Cynthia states that Alternative 3 will be split. Cynthia states there will be a duly licensed educational facility for the nursery, primary, and secondary level, and a duly licensed educational facility at the college and university level. Cynthia asks when we use the wording duly licensed if we could also add in wording such as "under the Education Law of the State of New York". Will states yes, he will add that language. Will states he will utilize the information he has and separate it out by the Use Table categories. Bernard states we have to be careful because people may do education over the internet. Bernard talks about having the proper Definitions as people may run programs out of their home. There is a discussion about it meeting the criteria for home occupations. There is a discussion about home schooling.

Cynthia refers to the next Definition in regards to Roadside Farm Stands and asks whether we have them defined already. Robert refers to a temporary or permanent structure not exceeding 150 square feet and states that is too small. Cynthia asks whether we are talking about roadside stands or farmers markets. Robert states if the structure is temporary 150 square feet is tiny. Robert asks if we are talking about a Temporary Use or a Temporary Structure. Will states it is a Temporary Structure. Robert asks if that means it has to move. Will states it is saying it could be either or. Charlotte asks what the size of the Ryder Farm stand is. Robert states that it may be about 150 square feet. Cynthia asks if we are distinguishing between roadside stands and farmers markets. Robert states yes, they are two totally different things. Cynthia refers to Harvest Moon and asks whether it is considered a roadside stand. Cynthia states they have offices, storage, and sales. Will states the last time we talked about this we put roadside stands in as their own Use but then we took them out. Will states temporary roadside stands were permitted by the Zoning Board of Appeals (ZBA). Will states we were going to put something in as of right, and that was taken out. Will states we left off with the existing Definition. Cynthia states the Board has to try and nail this down and talks about it being done as a Use Permitted by Right. Cynthia states it really should be defined. Will states when they go to the ZBA, what does the ZBA use to judge by if there is no Standard. Cynthia states the ZBA only had one instance and it was controversial. Will states other than the General Standards, the two specific standards are that they cannot be

any closer than 15 feet to a property line, and are only permitted on a temporary basis not to exceed six months. Cynthia states she likes the idea of them staying with the ZBA as they deal with the other farming issues. Will talks about having a Definition without listing the sizes. Robert states that most of these stands will be done with pre-existing buildings which are non-conforming to begin with. Will reads the language in the Use Table. Cynthia suggests taking it out of the Use Table and making it a Definition for Temporary Roadside Stands. Will states he could do that.

Cynthia asks whether the Board will allow farmers markets. Charlotte states we have one in Town at Bates Farm. Cynthia states she believes that came in as a Use Variance. Charlotte states they put little tents up. Robert states they moved around to other areas. Cynthia asks Robert to come in with some thoughts about this. Charlotte states she could see the Orchard having a farmers market. Robert states that parking would be needed. Bernard states that John Jay High School has a big farmers market.

Cynthia states the next Definition is for Household Pets. Charlotte asks why the Board is defining Household Pets. Cynthia states this had to do with how many animals people were allowed to have. There is a discussion about whether pigs should be defined as Household Pets. Cynthia states that at least three people in Town have pigs in their houses. Cynthia states we will leave that and come back to it.

Cynthia states the next Definition is for Public Utilities. Cynthia states this Definition does not prohibit structures, but supplies and equipment are not supposed to be kept on the property. Cynthia states that this will be addressed in the Standards. Cynthia states once we start writing the Standards we will see whether anything else comes up.

Cynthia states the good news is that we will not have a Work Session in December. Cynthia states maybe at the next Meeting we could have a quick review and then really dig into this again at the first Meeting in January.

Cynthia refers to golf courses, country clubs and membership clubs and states we have some Standards written, and those have to be redone. Cynthia states if it is an as of right use we don't usually do Standards. Will states that is correct, but in some instances you may have Standards if the Definition doesn't cover it. Cynthia refers to churches and places of worship and states we probably don't need Standards because we pulled all of the schools out and put them somewhere else and that is where we will have the Standards. Cynthia refers to libraries, museums, and art/studio galleries and asks whether anything needs to be added. Cynthia asks Will to think about the size of the outdoor displays. Cynthia refers to the Public Utility Standard and states we have one, but it has to be reviewed. Cynthia refers to Bed and Breakfasts and states we have a Standard. Cynthia refers to the list she prepared and asks the Board to review it and before the next Meeting to see if they are happy with them or if they want them beefed up. Cynthia states the Board already discussed day care centers. Cynthia refers to the digesters and composters and states she isn't sure what is going to be done with them. Charlotte states she thought the Board talked about that having to be done on site. Cynthia states yes, but the question is whether or not we want Standards. Will states that is an Accessory Use. Cynthia states that right now it is a Special Permit of the Town Board. Will states he thought the Board was changing it to be an Accessory Use by Right. Cynthia states yes, or give it to the ZBA. Will states it could be left as an Accessory Use by Right and still have items in the Standards. Cynthia talks about revisiting the serving of food.

Cynthia suggests the Board bring their copies of the Use Tables for the next Meeting and states we will have some of the Standards and revisit the Use Tables to see where everything lands. Cynthia states we will also have new Definitions. Charlotte states she needs an edited version. Cynthia states the last time the Board discussed the Use Tables was at the July Meeting. Cynthia states the Board made changes that night and do

not have updated Use Tables. Cynthia asks Will to give the Board updates of the Use Tables. Cynthia asks Will if he wants to work on the re-write of the Definitions based on the discussions tonight or jump over to Standards. Will states he would rather re-work the Definitions while the discussion tonight is fresh. Will states he would rather re-do the Use Tables and make revisions to the Definitions based on the discussions tonight. Cynthia asks Will if some of these materials will be ready for the next Meeting. Will asks when that would be. Cynthia states in two weeks and she believes there are only two Applications to discuss. The Board discusses meeting on December 11th instead of December 4th since next week is a short week. Charlotte states that is fine with her. Cynthia asks the Board to check their calendars and let Dawn know whether they are available on December 11th. Cynthia states the only disadvantage is that we will not have Roland, but we may not be ready for Roland by then.

4. Next Meetings:

- Regular Meeting – December 11, 2013
- Work Session – January 8, 2014

5. Resolution:

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