

Planning board

January 23, 2017

Memorial building

7:00 p.m.

Members Present: Bryan O' Day, Leigh Callaway (for Don Hill), Ken Jacques, and Kevin Lee

Other's Present: Susan Chiarella, Mike Chiarella, Janet Roberts, Justin Hanstings, and Dan Andersen

These minutes are to be considered draft minutes only, until approved by the board at their next scheduled meeting

Kevin opens the public hearing:

Explains the summary of changes to the zoning Ordinances include the following:

- 4.15 D. (1) Amended to read “conditional use permit is subject to Section 8.22:”
- 6.31 Provision for adequate off-street parking based on number of bedrooms
- 7.20 Accessory Dwelling Units permitted, subject to Conditional Use Permit

Note: The ADU must be attached (not stand alone)

Note: Not to exceed size of ADU is 750 sq. ft. inhabitable living space.

- 7.21 Accessory Dwelling Unit not subject to minimum lot dimension

Note: ADU IS subject to setback requirements and wetlands provisions

- 8.21 Reference to Conditional Use Permit (Section 11.45) deleted
- 8.22 Conditional Use Permit language moved to this new Section

Note: Conditional Use permit is within the purview of the Planning Board

- Article XIII Definitions

- Definition of Accessory Dwelling Unit (ADU) added
- Definition of Parking Space added
- Definition of Structure changed

- Appendix A

- List of items that are a Structure
- List of items that are NOT considered to be a structure

Amendment to ARTICLE IV Town of Springfield ZONING ORDINANCE

4.15 Conditional Uses, sub-paragraph D. (1) amended to read:

The conditional use permit is subject to Section 8.22;

(Note: Allows for proper reference to new Section)

Kevin asks if there are any comments from the public as he read through the proposed changes.

Susan Chiarella asked if we already have this in a sense why we would do all this language. Kevin explains that if we do nothing that it will be permissible by the state with lesser restrictions.

Janet asks if the state gives a definition of sleeping, eating, cooking and sanitation.

Dan Andersen inquires if he is in the right place for a consultation for possibly constructing a garage, the board explains he has come before the right board and a consultation would be the thing to do and they meet every third Thursday

There was discussion around tents and “fabric” structures.

The question was asked regarding dumpsters and it was decided that it is not a structure.

Ken made a motion to move this language to town meeting, second by Leigh all in favor and unanimously approved.

Meeting adjourned@8:05

Submitted by,

Susan Abair