

**PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT  
WORK SESSION**

**SEPTEMBER 24, 2019**

**7:00 P.M.**

*The following are to be considered draft minutes until approved by the Board.*

Zoning members present: Susan Chiarella, Bryan O'Day, Justin Hastings, Tanner Jacques.  
Planning member present: Ken Jacques, Darrin Patten, Peter Keene, George McCusker, Tim Bray, Dan Saulnier. Whit Smith was also present.

The work session began at 7:00 p.m. In the absence of the Planning Chairman, Susan chaired the meeting.

The work session was scheduled to clarify commercial and industrial activity in the Zoning Ordinance. Susan asked Planning Board members if they had ever considered defining commercial and industrial.

Ken Jacques reported historically the town was one zone until conservation overlay districts were developed. Anything not rural residential is commercial activity. The Planning Board with guidance from the Upper Valley Planning Commission, worked on Home Occupation and Home Business definitions. From there, a graduated step-down process determines if the use fits the criteria for a Home Business or Home Occupation. If not, it is a Commercial Activity. In conversations, with the UVLSRPC the Board was cautioned against being too specific defining Commercial Activities. This enables the Board to establish more protection for these activities to fit within the rural residential nature of the town.

The Board of Selectmen over the years, have attempted to move forward with compliance efforts for existing businesses. There has been slow evolution of the process. With Whit's assistance, things are moving forward.

Susan asked whether there has been any consideration by the Planning Board to create a commercial zone? Planning Board members noted the Master Plan takes that into account, calling out desirable locations, in the Georges Mills Road, Main Street, or Route 4A corridors.

Susan asked the Board to amend the Zoning Ordinance to clarify Section 3.10 Permitted Uses. The Board discussed the intent of one and two-family dwelling units. Since this was only a work session, it was suggested that Susan send a formal request for amendment of the definition to the Planning Board to discuss at their October 17<sup>th</sup> meeting.

The work session adjourned at 8:00 p.m.  
Submitted by,  
Janet Roberts,  
Administrative Assistant