

SPECIAL SELECTBOARD MEETING  
LAND USE REGULATIONS  
November 8, 2017  
Alburgh Municipal Conference Room

Board Members: Cheryl Moomey, Lee Kimball, Alton Bruso

Guests: Jennifer Parro, Danielle James Choiniere, Carol Behrman, Terry Tatro, George Boutah

**MEETING OPENED**

Chair Lee Kimball opened the meeting at 6:32 PM.

**AGENDA ADJUSTMENT**

Alton Bruso said there was no need to necessarily set public hearing dates when we may not get that far during this meeting.

**LAND USE REGULATIONS DISCUSSION**

Individuals looked over the October draft of the regulations. George Boutah asked if most of the document is standard wording. Lee Kimball said he's not personally read other zoning regulations to compare, but Terry Tatro said the definitions and process are state law. The information and charts on pages 7 & 10 were tailored to input thus far received.

Lee Kimball read each paragraph line by line. The rest of the room followed along and offered discourse as applicable.

There was talk on mobile home regulations and the density of them within parks or lots. The group thought it strange seasonal and year-round mobile homes were not given separate sections in the draft.

When looking at the commercial section, it was wondered who determines, or what encompasses, "residential character". Carol Behrman thought having to apply for a permit to change businesses (i.e. from a salon to a shoe store) may discourage entrepreneurs. Lee Kimball thought knowing which businesses may be changing, say, by the school, may be worth knowing.

It was noted there are no regulations in the draft document pertaining to solar regulations, though there is a section for wind.

The part of the document discussing abandoned structures should match what the Town of Alburgh has for an Abandoned Building Ordinance.

The board left off at Article 5 and said to schedule a second meeting November 16, 2017 at 6:30 PM, to try and finish the review.

**MEETING ADJOURNED**

Cheryl Moomey motioned to adjourn the meeting at 8:58 PM. Lee Kimball seconded, all in favor. Meeting adjourned.

Respectfully submitted,  
Danielle James Choiniere  
Assistant Town Clerk

These are draft minutes not scheduled for approval until the next regular Select Board meeting: November 14, 2017.