

Town of New Lebanon
Zoning Re-Write Committee
Minutes – June 24, 2021

Present: Jesse Newton, Deb Gordon, Elizabeth Brutsch, Jim Carroll, Tony Murad, David Farren, Cissy Hernandez and Ted Salem

The meeting was called to order at 6:35 PM.

1. Historic District/Overlay in the Darrow Road area

a. Uses: The Town Attorney advised that there must be uniform rules throughout the overlay. Therefore, the committee updated the list of uses for the overlay to address its initial decision regarding hotel/motel and to determine inclusion (or not) where some uses are permitted in the underlying RA-2 but not RA-5 (or vice versa).

Mixed Use – SP

Campground/seasonal camp – SP

Private school – SP

Small Business Operation – SP

Social, recreational, fraternal club – P

Temporary Business Trailer – SP

Hotel – SP

Motel – SP

Farm Market- SP

Professional Office - SP

Theater – SP

Note: Uses allowed in RA-2 or RA-5 that will not be permitted in the overlay are: Fire Station, Hospital, Nursing Home and Commercial Excavation.

b. Define boundaries: The committee generally agreed that the overlay will extend along Darrow Road from Route 20 to the Mass line, include Chair Factory Rd, extend northward, bypassing Dermody Road but including Cherry Lane and include the entire Darrow School property. Deb and Elizabeth will draft a map. (Subsequent to the meeting, Ted provided them with the link to the proposed Historic Overlay map from the 2014 initiative to define overlay districts.)

e. Special Events: The committee agreed that licenses should be applicable to each individual special event throughout Town, although there was not agreement on which body should have the licensing authority. Ted and Jesse will draft a proposal for the next meeting. All agreed that the current Chapter 101 should be superseded with a more comprehensive licensing arrangement.

2. Site Plan Review

Based on Town Attorney feedback, the committee agreed to amend the proposal that site plan review only be applicable to new construction or renovations as follows:

- Delete the existing content of 205-14 D that pertains to the Planning Board reviewing the ZEO's jurisdictional determination. This is the purview of the ZBA.
- Retain change of use as a criteria for site plan review
- Amend the proposed 25% increase in footprint to include a 5 year lookback period to address the potential for successive increases
- The Planning Board will handle all special use permits

Ted will update the proposal that was contained in the minutes to reflect these changes and provide separately.

3. Food Trucks

Jesse provided a general outline based on a review of regulations of several towns. The committee agreed that food trucks should be a separate use (as opposed to being considered a customary accessory use) and that the use should be limited to commercial districts and that no more than 3 would be allowed on any given property.

Follow-ups

- Deb and Elizabeth will send an e-draft map of the overlay around before next meeting
- Ted and Jesse will draft a proposed special events regulation
- Ted will update the proposed site plan review regulatory changes.
- Jesse will have a proposal on food trucks for next meeting

The meeting was adjourned at 8:10 PM

The next ZRC meeting is Thursday, July 22 at 6:30 PM in the Shatford Park pavilion.

Respectfully submitted, Ted Salem, Chair