

Town of New Lebanon
Zoning Re-Write Committee
Community Forum - Shaker Heritage Overlay/Special Events
Minutes – August 23, 2021

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

Members of the Public: Andy Vadnais, Mary Young, Kevin Darcy, Karen Darryl, John Dax, Kyle Kuffel, Ed Higgins, Steve and Sharon Powers, Jeannie Tonetti, Phyllis Stoller, Donald Durant, Monte Wasch, Bill Wallace, Carol Reichert, Jerome Sherrada, Rae and Bob Gilson, Gabriel Steadman, Steve Pause, Blair Davis, Michael Sturm and others

The meeting was called to order at 7:05 PM.

Ted gave a brief overview of the proposals, emphasizing the purpose of the proposed overlay to expand commercial uses in what is now a residential/agricultural zone to permit repurposing of historic buildings and expand availability to the public as well as that the proposed special events regulations had town-wide application.

The major points/takeaways from the forum are as follows:

Shaker Overlay

- Overlay boundaries should be parcel based - do not split parcels
- There should be design standards governing new construction in the overlay

(Note: following the forum, a member of the public questioned if hotel/motel should be included as a use in the overlay or at least regulate the size)

Special Events

- There is a need for greater specificity for review standards (e.g., the # of lavs/x number of people)
- Need for more specificity on how parking is managed (e.g., attendants)
- Require notice to adjoining landowners
- There should be limits on recurring events
- Conditions in license should be event-specific (each event)
- There should be limits on noise (e.g., outdoor music ends at 11 PM)
- Should a restaurant be considered as an accessory use to certain established organizations

The meeting was adjourned at 8:40 PM

Respectfully submitted, Ted Salem, Chair