

MINUTES

PLANNING AND ZONING BOARD

JULY 29, 2009

6:00 P.M.

❖ **CALL TO ORDER:**

Chairperson Burt called the meeting to order at 6:02 p.m.

❖ **PLEDGE OF ALLEGIANCE:**

Board Member Brooks directed the Pledge of Allegiance.

❖ **ROLL CALL:**

BOARD MEMBERS PRESENT:

Board Member Brooks
Board Member Davidson
Chairperson Burt

BOARD MEMBERS ABSENT:

Board Member Percy
Board Member Hall
(Arrived at 6:20 p.m. after adjournment)

STAFF MEMBERS PRESENT:

Town Clerk DeLegge
Marisa Barmby (CFRPC)
Marlene Sanchez (CFRPC)

TAB 1: APPROVAL OF MINUTES:

❖ **JUNE 17, 2009 MEETING MINUTES**

Chairperson Burt accepted the Minutes as presented.

TAB 2: ACCESSORY DWELLING UNITS WITHIN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Marlene Sanchez of the Planning Department of the Town of Dundee reviewed the request for a text amendment to the Unified Land Development Code to permit dwelling units as an accessory use within commercial and industrial zoning districts. She pointed out to the Board that after researching ten neighboring municipalities she discovered that all allow a dwelling unit in commercial and industrial zoning districts except for one that actually allows it in industrial but not commercial. She said that in her recommendation she proposed some language in Exhibit 1 that is a

conglomeration of the codes from all of the other towns that she thought was needed here. She explained that Exhibits 2 and 3 went along with the changes.

Chairperson Burt stated that he pictured the 19th century owner living above the shop and asked if this is the way this would come about in this sense. Ms. Sanchez responded that they would be allowed to have one dwelling unit and it would have to be in the rear of the business or on a different floor. Chairperson Burt asked if the resident has to be an employee of the firm, whereby Ms. Sanchez replied that she put for owners and employees only. A brief discussion followed.

Board Member Brooks inquired about the location of the industrial areas in Dundee. Ms. Barmby pointed out the areas on the zoning map.

Chairperson Burt said he was concerned about the minimum living area of five hundred (500) square feet. Ms. Sanchez explained that the five hundred square foot minimum is usually for one person. A brief discussion followed.

Chairperson Burt asked for comments from the public. Someone from the audience (did not identify himself) stated that he thought it was a positive step.

MOTION by Board Member Brooks, seconded by Board Member Davidson that the Planning and Zoning Board recommend to the Town Council to amend the text of the Unified Land Development Code to permit dwelling units as an accessory use within commercial and industrial zoning districts.

AYE: Brooks, Davidson, Burt

NAY: None

TAB 3: STATUS REPORTS

A. REPORT ON STATUS OF ITEMS THAT HAVE BEEN HEARD BY PLANNING AND ZONING BOARD AT PREVIOUS MEETINGS.

Ms. Sanchez briefly reviewed the status report with the Board and explained that there were nine Future Land Use Amendments that the Town Council continued to August 4th. She also stated that the vacation of Old Dundee Road is moving forward and that it was tentatively scheduled for August 11th.

DELEGATIONS- QUESTIONS & COMMENTS FROM THE FLOOR

(Each speaker shall be limited to three (3) minutes)

None.

REPORTS FROM OFFICERS

- **PLANNING DEPARTMENT COMMENTS**

Ms. Barmby informed the Board that DCA (Department of Community Affairs) has found the EAR (Evaluation and Appraisal Report) document sufficient.

- **BOARD MEMBER COMMENTS**

None

- **CHAIRPERSON COMMENTS**

None

ADJOURNMENT

MOTION by Board Member Davidson, seconded by Board Member Brooks to adjourn.

AYE: Brooks, Davidson, Burt

NAY: None

Chairperson Burt adjourned the meeting at 6:15 p.m.