

ZONING COMMISSION SPECIAL MEETING MINUTES
October 13, 2011
7:00 PM MULVEY MUNICIPAL CENTER, SOUTH CONFERENCE ROOM

Members Present: Chairman Tony Marino, Regular Member Lee Archer, Regular Member Tom Belval, Alternate Member Dwayne Xenelis, Alternate Member Tom D'Antico and ZEO Nancy Rudek.

Also Present: Town Planner Meg Parulis, Mike Hartley and Members of the Public.

CALL TO ORDER: Chairman Tony Marino called the Special Meeting to order at 7:02 p.m.

INFORMAL DISCUSSION: 156 MCVEAGH ROAD/HIGH SCHOOL PRACTICE FIELD – DISCUSSION OF LIGHTING:

Mike Hartley from Youth Football was present to state that they would like to put up 3 poles for lighting on the practice field. The lights would be on for approximately 1-1/2 hours per night, Monday thru Friday and would only be for 1 month a year when it starts getting dark early. Chairman Marino stated that an application would be needed along with supporting material. There will not be time to go through the process this year, but if they start now, it could be in place for next year. Mr. Hartley stated that the poles and lighting would be removed at the end of each football season.

PROPOSED AMENDMENTS

1. Proposed Amendments to the Zoning Regulations – Review of changes to Sections 5.00.00 (Flood Regs), Section 12.20.01 (Flood Variances), Section 2.40.87 (Definitions) and Section 2.10.07 (Replacement of Non-Conforming Structures) (in preparations for October 25th Public Hearing).

Town Planner Meg Parulis was present and stated that there will be a new application form to be submitted to make sure everything that is supposed to be is done. A FEMA Elevation Certificate also has to be filed with any application. Based on construction drawings, certain things will have to be certified by an Engineer. Ms. Parulis went over all the proposed changes to the Regulations and there was discussion of how these changes will be enforced. Basements will not be allowed in the Flood Zone. Only crawl spaces with 2' flood vents or an area with 3 walls and a walk out at ground level will be allowed. The areas can only be used for storage or the parking of cars. This space cannot be habitable. Any applicant can apply for a variance. Dwayne Xenelis asked if the Town doesn't adopt these regulations, would the town be eligible for federal funding during a disaster. Ms. Parulis stated she would look into this question, but, if the town is in violations, they would be thrown out of the program and homeowners would not be able to get flood insurance. Ms. Parulis stated that new FEMA maps will be created to coincide with the regulations. Ms. Parulis also stated that she will research how the flood plains were originally approved, either by Town Meeting or Referendum and will have the information for the Public Hearing on October 25, 2011. A revised version of the proposed amendments will be filed with the Town Clerk's Office prior to the Public Hearing.

ADJOURNMENT

Upon a motion by Dwayne Xenelis, seconded by Lee Archer, it was:

VOTED: Unanimously to adjourn this Special Meeting at 8:27+- p.m.

Respectfully submitted:

Kathleen H. Kelemen