

Change to Zoning Regulations Section 5.4

Dated: 06/03/2020

1. From the June meeting agenda – “7. Old Business: B. Discussion: Update Sign Regulation to Include PO/R Zone Sign Standards”. This agenda item needs to be resolved and the zoning regulations modified prior to the approval of Ms. Sherman’s zoning changes.
2. Will Ms. Sherman be living in the house at 50 Main St? Will the ongoing renovations include a kitchen being added on the second floor, thus making it an apartment?
3. What houses will have the zoning changed? (60, 56, 52, 50, 51 and 47)
4. Is the zone change consistent with any applicable comprehensive plan for the area?
 - What is the town’s comprehensive plan for the Main Street area?
If a comprehensive plan that directs the future use and development of this area does not exist, shouldn’t one be developed before making zoning changes that will forever modify the character of the area?
 - Why is a zoning change being instigated by an individual for their own benefit? The change is being imposed on other property owners without their consent. Shouldn’t the town be responsible for modifying the zoning regulations for the good of the entire community rather than for just one individual?
5. There are other properties already zoned for this type of office. Why not utilize a property with the desired zoning and there would be no need to rezone the Main St neighborhood.
 - Why is a zoning change for a neighborhood justified for one individual who wants to have a business in a currently residential property? Is this enough to justify a rezone of the neighborhood?
6. In the zoning regulations a real estate business does not qualify as a professional office.
 - Since a real estate office does not qualify as a professional office, will the office at 50 Main Street be classified as a business office or something else?
 - What is the zoning definition of a business office – no definition is contained in the regulations?
 - Is there a limitation on the number of non-family employees for a business office?
 - Are there square footage size limitations to a business office?
7. The zone change is not consistent with the surrounding neighborhood uses. The properties in the area are residential use only.
 - The zoning regulation change to Section 5.4 would expand what could be done in the other residential properties included in area of the zoning change. The residential area would essentially become a business area that allows many different types of offices and businesses. The types of offices would include professional offices, financial

institutions, executive and administrative offices, and business offices (per Section 5.4 C.)

- The rezoning would also open up the area to not only offices, but with a permit could include (Section 5.4 D.):
 - Shop for custom work, including repair, fabricating and making of such articles incidental to such work
 - Printing and publishing
 - Public utility structures
 - Fire and police stations and other municipal uses and structures
 - Day care (effective: August 24, 2007)
- The increase in traffic at 50 Main St will be beyond the normal residential use.
- Depending on the changes made to the 50 Main St property, will surrounding property values decrease?

8. Sign

- Lights: What will be allowed for type, wattage/intensity, color and light spill (**Light Spill** is when **light** falls outside the object to be illuminated), and the hours of illumination?
- Can a sign be placed on the dwelling or out buildings?
- How many signs are allowed?
- The design, colors and placement of the sign should retain the residential character of the area. Will this be the case?
- In Section 5.4 F, Special Provisions, 3. states There shall be no exterior evidence of the conduct of non-residential uses, except for the placement of signage complying with the provisions of these Regulations, as stated in Section 7.2.C. Does this apply to vehicles with signage for the business? Will all materials related to the business such as for sale signs and posts be stored indoors?

9. Parking Lot

- Will additional paved parking be implemented for customers, staff and realtors?
- Will there be lights in the parking areas – type, wattage, color, hours of illumination and light spill?
- How will water runoff from any additional pavement be handled?
- What are the number of parking spaces allowed by the zoning regulations?

10. What are the allowed hours of operation of the business since it is surrounded by residential properties?