

Minutes of Planning Board Working Group – October 7, 2022, 9 AM, Town Hall

Members present: Cynthia Dokmo, Chris Yates, Bill Stoughton

The members reviewed the purpose of the meeting. The meeting was held to review the Town ordinances and regulations regarding warehouses and the industrial zone. In the short term the members are examining the definitions and characteristics of warehouses that should be allowed, particularly in light of the changes in the types and functions of warehouses since the current definitions were implemented in the 1960's and 70's. In the longer term the members will examine the best use for the current industrial zone, including consideration of additional or different uses.

The members explained that their effort is to determine what is in the best interest of the town, considering concerns of nearby residents, the rights of landowners, and the overall impacts (positive and negative) on the town. The members acknowledged the interest of some residents in proposing changes for the March ballot but emphasized that doing their job properly may take longer than that cycle.

The members discussed the various types of warehouses, the impacts the warehouse might have, and examples of such warehouses exist locally. With input from members of the public present at the meeting, the members agreed to compile a list of nearby warehouses and their characteristics, so that members could view the scale and characteristics of such warehouses and how they fit in their locations. The list will be public. Members will view warehouses independently, but if a joint visit is deemed advisable a site walk open to the public will be scheduled. Members will also revisit the current industrial zone in town.

The members also sought input on potential future additional uses that might be desirable in the industrial zone. Previous suggestions include mixed-use development (a smaller "Tuscan Village" type development), solar farms, and/or development complementing a potential future rail trail.

The members will meet again on Friday, October 14 at 11 AM at Town Hall.

No votes were taken. The meeting adjourned at approximately 9:45 AM.

DRAFT: October 8, 2022

Approved: _____.