

**Shoreham Planning Commission
Special Meeting Minutes-DRAFT
Monday, August 14, 2023**

At 7:00 p.m. in person at the Town Clerk's Office and on Zoom

Attendees: Carrie Marini, Molly Kerr, Linda Larrabee, Deb Pinkerton, Tim Steady

Guest attendees: Robin Conway-Zoning Administrator, Katie Raycroft-Meyer-Addison regional planning, Steve Goodrich and Peter Lynch from the Selectboard

Meeting started 7:07 pm

Agenda

1. Continue review of Article II of the proposed draft of the Shoreham Unified Development Regulations.

§2.04 SUMMARY TABLE OF PERMITTED & CONDITIONAL-USES

- a. Mobile/Manufactured Home Park- remove Conditional from Flood hazard as we don't want to allow them in that area at all. 3 members to add Conditional in Village Residential.
- b. Office (Professional)– motion moved 4 members voted to change the name to just "Office."
 - a. Conditional use in AG and Flood hazard. Site Plan in all remaining categories.
 - b. We will define in the future what an office is for better clarification.
- c. Recreation / Outdoor – change the wording to Recreation / Outdoor Commercial.
- d. Will skip Rentals section until next meeting 8/21/23.
- e. Restaurant- Will list as Conditional for AG, LDR, VC, VR.
 - a. We need to update the description and purpose for Agriculture district 2.101
- f. Sawmill- B (need to update the definition to better represent the difference between Sawmill A and Sawmill B.
 - a. Tim explained a better category name:
 - i. Sawmill A – less than 60,000 feet a year. Conditional use in AG, LDR, VC
 - ii. Sawmill B – greater than 60,000 feet a year. Conditional use in VC.
- g. Telecommunications Facility-New: remove from Village residential. All members agreed to update this.
- h. Telecommunications-Existing Structure -all members agreed to update the current categories to SP.
- i. Training Facility- will review next week as we have no definition.

Molly made the motion to adjourn, and Linda seconded. The meeting ended at 9:00 PM.

Next meeting is 7:00 PM, Monday, August 21st 2023 – Zoom.

Respectfully submitted,
Molly Kerr