

Minutes for: Focus Group Meeting
 Date: June 16, 2016

Next Meeting is 7/21/16 7 p.m. to 9 p.m.

In attendance: L. Ambrose, E. Burner, W. Cochran, K. Fauber, J. Frady, B. Good, J. Hines, O. Smoot, H. Taylor, J. Zuckerman

Discussion/Agreements Using Industrial Development Guidelines	Actions- Who, What, When	Notes
1.	<p>Chairperson Kevin Fauber began the meeting at 7:00 p.m. and turned the meeting over to B. Good, Chairperson of the Planning Commission who reported that at the previous Planning Commission meeting, (6/6/16) it was briefly brought up that the Commission wanted the category descriptions for I-1, I-2 and I-3 to be separated more into specific, individual sections. The Town Code, under the General Site Design Standards, Zoning Ordinance, 66.291(Old I-1), which is available online, was <u>referenced</u>. The Zoning Ordinance placed in the original Code is to be blended with the new description which is intended to protect the tract and lot sizes to prevent industry from overwhelming the town. For this reason, keep the lot sizes as found in the original code. B. Good & W. Cochran will further discuss this statement for further editing and clarification.</p>	<p>Specifically, B. Good wants to be certain to add noise, sewage, vibration and odor, (emissions) to the category. O. Smoot stated that DEQ investigates these types of things and their offensiveness when brought to their attention. The subject of blasting was discussed, K. Fauber mentioned that a permit needs to be obtained from the Fire Marshall's office before blasting can happen. An inspection needs to take place before blasting can occur.</p> <p>If a business changed their footprint, (the site plan), of the building/business from what it originally was then they would have to be compliant with the new requirements. Some thought that if the footprint didn't change they would be grandfathered in. Further discussion is expected.</p> <p>Current businesses who expand stay with the current Comp. Plan until the new one is approved.</p>

	<p>W. Cochran suggested in the ¶ 2 on pg. 3.13 to change the second sentence to read, Using the guidelines there, the zoning requests for additional industrial can be regulated for traffic, population needs, landfill usage, or water and sewer usage. Rezoning requests for industrial I-1, Business Park, I-2, Industrial Park, and I-3, Industrial General should follow careful study prior to decision making, and rezoning parcels as needed.</p>	
<p>Page 3.14 <i>I-1 Business Park</i> #10 Heliport SUP- I-2/I-3 #23 Recreational Facility I-1 #24 Craft Beer Microbrewery SUP I-1, I-2</p>		
<p>Page 3.17 <i>Parking-Circulation Under 1) Diagram III-1</i></p>		
<p>Page 3.18 <i>Lighting</i> Re-number 4 thru 10</p>		
<p>Page 3.19 <i>I-2 Industrial Park Recommended Guidelines</i> Current industrial standards do not include an I-2 classification</p>		
<p>Page 3.20 I-2 Industrial Park/ By-right uses I-2 #10 Add Research & Development #11 Add Well Drilling & Pump Repair</p>		

<p>#12 Distillery I-2 #13 Winery I-2</p> <p><i>By SUP for I-2</i></p> <p>#5 SUP Petroleum storage not to exceed 25 feet in height, no tank farm.</p> <p>#6 Handcrafted industries- Small scale manufacturing</p>		
<p>Page 3.24 I-3 Industrial General <i>By-right uses to include I-3</i></p> <p>#4 Remove “die-cut paperboard and cardboard, (no manufacturing of paper).</p>		
<p>Page 3.25 I-2 should be I-3 in Business Park Recommended Guidelines and the item above that, Warehousing & Distribution facilities needs to be listed as #1 under BP Recommended Guidelines which means the number sequence changes in this category.</p>		
<p>Page 3.29 Non-acceptable Industrial Uses</p> <ul style="list-style-type: none"> • Livestock yard, exchange or livestock auction bldg., or livestock processing plant 		

<ul style="list-style-type: none"> • Prison • Manufacturing operations of hazardous materials • Junkyards • Outdoor dog kennel • High emission industry such as a paper mill • Sex offender • Permanent explosive storage <p>**Note-Some of the items listed above may be recommended by SUP</p>		

Meeting adjourned at 9:05 p.m.
 Minutes submitted by Heather Taylor, Town Clerk

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