



Meeting Minutes

Waterford Planning Commission

Wednesday, July 20, 2022
7:00 pm

Meeting called to order by Howard Remick at 7:06 pm, Commission members Kim Willey, Jason Miller, and Robert Cushing all in attendance along with Zoning Administrator (ZA) Chris Brimmer and property owners Stephen Carpenter-Israel, Wendy Carpenter-Israel and Susan Singer-Carpenter.

Citizen Concerns- Owners of the Carpenter lands in and adjacent to the proposed White Village District expressed some concerns about the impact of zoning changes on their properties and possible new restrictions and requirements. ZA stated that there are overlapping jurisdictions and rights involved and that state requirements for current use trump anything that the Town could impose, also stated that this is really just a district boundary and that any actual changes on the property are really up to the owners themselves. The property owners also expressed concern about some difficulties in obtaining timely minutes and information. PC let them know that there had been some turmoil in town government but that the information flow through the Town Website should improve. PC has obtained contact information and committed to putting the property owners on the email list.

PC reviewed the minutes of May 18, 2022, motion by Robert to approve as written, second by Kim, motion passed by acclamation.

Discussion of cannabis and the state law effect on local regulation. ZA pointed out that under the current state law the town can only regulate growing and processing/manufacturing as we would any other agricultural or manufacturing enterprise, but a town wide referendum must pass for a retailer, which would then be regulated as primary retail. ZA is preparing a Powerpoint presentation on the issue for the other town he works for and would get a copy to the PC for review and possible use. Item shall appear on the agenda for next month.

Discussion of the Higgins Hill District, this would seem to be complete and has the assent of the major property owners. Final language will be hammered out, along with White Village District at the August meeting. Items shall appear on the agenda for next month

Discussion of exterior lighting issues and created road hazards. Issue best handled for residential uses and buildings as a nuisance ordinance enforced with a Judicial Bureau ticket, ZA will generate some examples to distribute for the next meeting.

A draft agenda items for next month:

- Higgins Hill District final draft approval
- White Village District final draft approval
- cannabis presentation review and possible edits

Motion by Robert to adjourn, seconded by Jason approved by acclamation. Meeting was adjourned at 8:40 pm.