

MINUTES OF THE
SUMMERFIELD ZONING BOARD
SUMMERFIELD TOWN HALL
September 26, 2011

The meeting was called to order at 7:07 pm by Nancy Hess.

2. INTRODUCTIONS:

Nancy Hess, Chair
Dick Feulner
Richard Lovett

Chris Anderson, Town Planner
Scott Henson
Kathy Rooney

3. CONSENT AGENDA

Mr. Lovett made a motion to approve the agenda, Mr. Feulner seconded, and the motion passed unanimously. Mr. Lovett made a motion to approve the minutes for the August 22, 2011 meeting, Mr. Henson seconded, and the motion passed 4 to 0 with Mr. Feulner abstaining as he had not attended the meeting.

4. OLD BUSINESS

A. Continue discussion of By-Laws

In our continuing discussion, Mr. Feulner pointed out that the copy presented referred to amending the by-laws by the Board of Adjustment, which should be the Zoning Board, and it was suggested that the new ordinance rewrite will change the name of the Board to Planning Board. Mr. Feulner made a motion to approve the new by-laws with the Board of Adjustment changed to Zoning Board and for the name of the Board to be automatically changed when this happens (with the adoption of the new Development Ordinance, change Zoning Board to Planning Board in the By-Laws). The motion was seconded by Ms. Rooney and approved with all voting in favor.

Subsequently, a question was raised on the voting section, which refers to a majority vote for approval, and if there is a protest petition during a rezoning request, a super-majority vote is required. The language at the beginning of the by-laws for Authorization and Purpose should include language "in case of any conflict with the Development Ordinance, the Development Ordinance will take supremacy over the by-laws." Motion was made to amend the by-laws to reflect the supremacy of the Development Ordinance over the by-laws and present them to the Town Council for consideration by Mr. Lovett, seconded by Mr. Feulner, with all voting in favor.

B. Review Sign Ordinance Open House.

Mr. Anderson reviewed plans for the open house, to be scheduled for October 24, 2011 from 6 to 8 at the Community Center. A proposed layout was presented, and a description of proposed displays were talked about, including a visual preference survey, types of signs, new sign technology, existing sign ordinance, sign size examples, and general sign considerations. Ms. Hess suggested that we invite TREBIC, and it was also discussed that we should include some regulatory language that might address agricultural seasonal signage.

5. OTHER BUSINESS

A. Updates from committee members:

Ms. Rooney invited everyone to the October 4, 2011 Open House for the Summerfield Road Special Area Plan. She reviewed some of the previous discussions the committee has had and encouraged Zoning Board members to attend and comment. Ms. Hess asked about attending, as Board members have been told not to attend open houses, but that refers to rezoning requests, and the Board is able to attend this meeting, but suggested they keep comments to a minimum.

B. Updates from Town Planner:

There were no cases to update the Board from previous meetings.

Mr. Lovett made a motion to adjourn, Mr. Feulner seconded, and the meeting adjourned at 8:39.

Nancy Hess, Chair

Chris Anderson, Clerk to the Board