

TOWN OF CHESTER
PLANNING COMMISSION
December 2, 2019 Draft Minutes

Commission Members Present: Naomi Johnson, Barre Pinske, Cheryl Joy Lipton, Tim Roper and Peter Hudkins.

Staff Present: Michael Normyle, Zoning Administrator, Cathy Hasbrouck, Recording Secretary.

Citizens Present: Gabe Ladd.

Call to Order

Chair Naomi Johnson called the meeting to order at 6:30 PM upstairs at the Town Hall.

Agenda Item 1 Review minutes from November 18, 2019

Tim Roper moved to accept the minutes from the November 18, 2019 meeting. Peter Hudkins seconded the motion. Cheryl Joy Lipton requested that a sentence be added to the first complete paragraph on page 3 detailing the differences in opinion expressed about the Wright Farm zoning. A vote was taken and the minutes were accepted as amended.

Agenda Item 2, Citizen Comments

There were no citizen comments.

Agenda Item 3 Resume review of Stone Village district

The Commission discussed proposed zoning for the area in the current Stone Village district. Residents of the area had objected to several of the proposed uses. The area in question is between a branch of the Williams River and a ridge of hills to the east. Parts of the area near the Williams River and Trebo Brook are in the Special Flood Hazard Area. The ridge of hills to the east does not contain any steep slope. Municipal water and sewer service are available along Depot and North Streets and part of the Green Mountain Turnpike.

The current Stone Village zoning district starts at the intersection of Church Street and Vermont Route 103 North. It extends west along Church Street to the Williams River and along North Street to just past the intersection between Flamstead Road and Green Mountain Turnpike. It also extends west along Depot Street and First Avenue to the last parcel before the railroad tracks. It is bounded on the west along North Street by the Williams River. On the east side of North Street, it is a buffer that extends about 170 feet from North Street and bisects six parcels.

The proposed V4 district is smaller than the current Stone Village district. It starts at the bridge over the Williams River at the intersection of North and Depot Streets. It follows North Street with the same 170-foot buffer on the northeast side, with two extensions to include the entire parcel at 228 and 134 North Street. It is bounded by Trebo Brook on the southwest side of North Street, up to the point where the brook crosses North Street. North of that point, on the southwest side, the district includes only the parcels abutting North Street. The district ends at the intersection of Route 103 and Church Street. On the proposed map, the area surrounding the V4 area is Residential 2 units per acre zoning.

The dimensional standards of the current Stone Village district have a minimum lot size of 30,000 square feet, or about 0.75 acres. Minimum lot frontage is 120 feet. Front setback is 40 feet, side and rear setbacks are 30 feet. The dimensional standards of the proposed Village 4

district have a minimum lot size of 10,000 square feet, or about 0.25 acres. Minimum lot frontage is 60 feet. Front and rear setbacks are 12 feet. Side setback is 8 feet. The existing Stone Village district encompasses all or part of 63 parcels. 28 of those parcels are smaller than the minimum lot size of 30,000 square feet and cannot be further developed. The proposed Village 4 district contains all or part of 24 parcels. One of those parcels is smaller than the minimum lot size of 10,000 square feet.

Michael Normyle did some research at the meeting and said the Stone Village zoning district first appeared in 2014. Prior to that, the area was in the R20 district, which had a minimum lot size of 20,000 square feet, or about 0.5 acres. No one on the Planning Commission knew why the Stone Village district was created in 2014, or what the purpose of the district was. The purpose given in the Chester Unified Development Bylaws, is, "To preserve the unique historic character of the Stone Village while providing higher-density residential neighborhoods with compatible commercial and civic uses that are consistent with the Chester Town Plan." The Commission noted that the stated purpose of higher-density residences did not match the increase in minimum lot size made in 2014, from 20,000 square feet to 30,000 square feet.

Cheryl Joy Lipton and others advocated for making the density of this area high enough for it to qualify for development as a Neighborhood Development Area. A Neighborhood Development area qualifies for regulatory and tax incentives during development. To qualify for the program, land must be within one-quarter mile of the designated Village Center and must allow 4 or more housing units per acre. Peter Hudkins said that, as a member of the Development Review Board, he had had to turn down multiple offers from the Rockingham Housing Trust to renovate buildings and increase housing because the bylaws did not allow the density to be increased.

Tim Roper and others wondered why the Stone Village district extended well beyond the area where the stone houses and church were. The Commission discussed the difference between an historic district and a zoning district. The two types of districts serve different governmental functions and should not be confused.

Tim Roper pointed out that a part of the 91-acre Wright Farm parcel at the north end of the Stone Village was included in the existing Stone Village district. The parcel is by far the largest included in the district (the next largest being 14.5 acres), and only a small portion of it is included in the district. He also noted that the Wright Farm was one of the parcels on the list of issues to resolve. The current owners had not agreed on their future plans for the property and what kind of support they wanted from the zoning bylaws. Depending on the owner's plans it may not make sense to include any part of the parcel in the Stone Village district.

The Stone Village district was under discussion because residents of the area objected to some of the uses allowed in the proposed Village 4 zoning district which had been assigned to the area. The Commissioners discussed how zoning could support development and preserve the area at length. They noted the slopes on the northeastern side of North Street and decided that there was still enough level land to support some development. They were concerned that, as Peter Hudkins pointed out, the 170-foot buffer on that side of North Street would not be enough to prevent someone from purchasing one of the larger parcels and developing it under the rules of another zoning district. In some cases, access to the large tracts behind those lining the road would require demolition of a building. They felt the buffer on the northeast side of North Street should be expanded to 1,000 feet to ensure the Stone Village zoning extends far enough to preserve the area. Naomi Johnson summarized, saying making the zone wider keeps a swath

with the same uses, rather than allowing different uses very close to the existing houses. Tim Roper said the buffer gave Stone Village residents some protections and the tradeoff could be denser housing which was already present in the Stone Village.

Peter Hudkins pointed out that the area on First Avenue included in the current Stone Village zoning district was prone to flooding and the area beyond that was close to the railroad tracks, more of a mixed-use area and not compatible with the historic nature of the Stone Village. Barre Pinsky agreed that the Stone Village was unique. He saw it as resembling Route 6A on Cape Cod, which is also an historic district. He did not want the zoning bylaws to be overly restrictive, but he felt an element of romance was called for in the bylaws to protect the area.

The discussion also highlighted the proposed bylaw site plan review process. A use may be permitted in a district, meaning a hearing before the Development Review Board will not be required, but most uses still require a site plan review by the Zoning Administrator or the Development Review Board before the project can go forward. This is in contrast to the current bylaws, which only require DRB review if the use is a conditional use. Section 4304 in the proposed bylaws addresses Site Plan Review. Sub-Section 4304.A states, “All proposed development other than a single-family or two-family dwelling, and any accessory uses or structures to such a dwelling, requires site plan approval before the Zoning Administrator may issue a zoning permit.” Sub-Section 4304.C defines major and minor site plans. Major site plan review requires a hearing before the Development Review Board. When the Planning Commission was discussing uses, the knowledge that most uses beyond one or two-family houses required a site plan review made it easier to designate a use as permitted.

The Planning Commission decided to investigate the reasons for the current extent of the Stone Village district before deciding to accept the current district boundaries or change them. Tim Roper volunteered to contact Tom Bock, the former head of the Planning Commission to find out what he could recall of the history. Cathy Hasbrouck agreed to give Tim Roper an e-mail introduction to Harry Goodell, who had also been a Planning Commission member and might also recall the reasoning behind the 2014 Stone Village decision. The Planning Commission also agreed to raise the density of the district to 4 dwelling units per acre so that more of the existing lots conformed to the minimum lot size of 10,000 square feet.

The Commission then turned to the uses to be allowed in the area. The table below shows the list of uses possible under the proposed bylaws. It has a column for the proposed Village 4 district, the current Stone Village district and the proposed Stone Village district.

Use & Definition	V4	SV Current	SV Proposed
RESIDENTIAL USES			
Single-family dwelling Use of a structure for habitation by one household that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation.	P	P	P
Two-family dwelling Use of a structure for habitation by two households each in a unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, and with each unit having a separate entrance from the outside or through a common vestibule.	P	P	P

Multi-family dwelling (3+ units) Use of a structure or part of a structure for habitation by three or more households each in a unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, or any dwelling unit in a mixed-use building. See Section *.	P	C	C
Accessory dwelling Accessory use of single-family residential property for a second dwelling unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation. See Section *	P	P	P
Camp Use of a structure to provide short-term housing to residents who are vacationing or recreating and who have a principal residence elsewhere. See Section *	X	X	X
Home occupation Accessory use of single-family residential property for a small business that does not alter the residential character of the property. See Section *	P	P	P
Home business Accessory use of single-family residential property for a small business that may alter the residential character of the property. See Section *	P	C	P
Family childcare home Accessory use of single-family residential property for a small daycare business that operates under state license or registration. See Section *	P	P	P
Senior housing Use of one or more structures to primarily house people age 55 or older that: (a) Contains multiple dwelling units each intended for habitation by one household and providing complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation; and (b) May offer minimum convenience services to residents as an accessory use.	P	X	P
Assisted living or skilled nursing service Use of one or more structures to provide housing, board and to residents who need assistance with daily activities such as dressing, grooming, bathing, etc. or 24-hour skilled nursing, and that operates under state license. Includes residential care, nursing or convalescent homes, and hospice or respite care facilities.	P	C	C
Group home (Level 1 Level 2) Use of single-family residential property to provide housing to people with a handicap or disability that operates under state license or registration.	P C		P C
LODGING USES			
Bed-and-breakfast Accessory use of single-family residential property to provide short-term accommodations for travelers.	P	C	P
Inn Use of one or more structures to provide short-term accommodations for travelers. May include a restaurant, bar, event facility, spa or fitness club as an accessory use.	P	C	C
Rooming and boarding house Accessory use of a single-family residential property to provide accommodations that will typically serve as the boarder's principal residence, and that commonly includes meals, housekeeping and/or laundry services.	P	X	P
Short-term rental Accessory use of property to provide short-term guest accommodations. Includes Airbnb and similar rentals.	P	P	P
Hotel or motel Use of one or more structures to provide short-term accommodations for travelers. It may also include accessory uses such as food services, recreational services, convention hosting, laundry services, etc.	C	X	X
COMMERCIAL USES			

Retail sales (up to 3,000 sf >3,000 sf) An establishment that sells goods to the general public for personal or household consumption primarily from within an enclosed structure, excluding any use specifically defined in this section. It may also provide installation, repair or maintenance services as an accessory use.	P X	C	P C
Sales lot An establishment that sells large items such as vehicles, boats, equipment, machinery, manufactured homes or prefabricated buildings primarily from an open lot. It may also provide installation, repair or maintenance services as an accessory use.	X		X
Repair service (small goods, up to 3,000 sf vehicles, large goods or >3,000 sf) An establishment that maintains, services, repairs or paints goods such as appliances, vehicles, boats, equipment or machinery.	C X		C X
Fueling station A specialized establishment for selling gasoline or other vehicle fuels. Commonly combined with other retail uses such as a carwash or convenience store, or with an auto repair and service garage.	X		X
Carwash A specialized establishment for washing, waxing, polishing and general cleaning of vehicles.	X		X
Lawn, garden and farm supply sales An establishment that sells goods to the general public for personal or household consumption primarily from outdoor areas or open-air structures, excluding any use specifically defined in this section that sells specialized products and services for lawn, garden or farm use. It may: (a) sell farm supplies such as feed and seed; (b) sell nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, soil, compost, mulch, or sod; (c) sell lawn, garden or farm equipment or machinery as an accessory use; and (d) provide installation, repair or maintenance services as an accessory use.	C		C
Lumberyard and building supply sales An establishment that sells lumber and heavy building materials, and that typically stores most of its stock outdoors or under open-air structures.	X		X
Open market An establishment where goods are brought to be immediately sold to the general public for personal or household consumption from outdoor areas or open-air structures, excluding any use specifically defined in this section.	X		C
Financial establishment An establishment that engages in financial transactions that create, liquidate or change ownership of financial assets such as accepting deposits, making loans and issuing currency.	C		X
Rental and leasing (small goods, up to 3,000 sf vehicles, large goods or >3,000 sf) An establishment that rents or leases tangible goods such as vehicles, boats, equipment or machinery to consumer or business customers. It may also provide installation, repair or maintenance services as an accessory use.	C X		C X
Office, professional, business or administrative service (up to 3,000 sf >3,000 sf) An establishment that: (a) is used to conduct the affairs of a business, organization or profession; (b) provides services that are reliant on the specialized training, expertise, skills or knowledge of practitioners; or (c) provides support services primarily to other businesses such as billing, collection, advertising, telemarketing, copying, mailing, etc. This definition specifically excludes services provided by licensed medical or veterinary practitioners.	P X	C	P C
Personal service (up to 3,000 sf >3,000 sf) An establishment that provides services on or closely related to the physical person including, but not limited to, laundry, tailoring, shoe repair, hair salon, nail salon, tanning salon, spa, massage parlor or tattoo parlor. It may include sales of related personal products as an accessory use. This definition specifically excludes services provided by licensed medical or veterinary practitioners.	P X		P C

Veterinary, pet or animal service An establishment: (a) where licensed practitioners of veterinary medicine, dentistry or surgery treat animals; (b) that provides animal and pet care services such as boarding, grooming, sitting and training; or (c) that breeds, sells or manages adoption of pets. It may include grooming, boarding or other pet services as an accessory use. It may include sales of pet food, medicines or supplies as an accessory use.	C		C
Restaurant (sit-down take-out) An establishment that prepares and serves meals, snacks and beverages primarily for immediate consumption. A restaurant will be classified as take-out if it has drive-through service. A restaurant without drive-through service that has both eat-in and take-out service will be classified as a sit-down restaurant provided that the dining area (exclusive of any outdoor dining) comprises at least 40% of the total floor area of the restaurant. This definition includes a retail bakery that sells at least 50% of its products on the premises. This definition specifically excludes mobile food and catering service.	P X		P X
Mobile food service An establishment that prepares and serves meals, snacks and beverages primarily for immediate consumption from motorized vehicles or non-motorized carts that are parked or located outside the street right-of-way.	C		C
Bar An establishment that primarily prepares and serves alcoholic beverages for immediate consumption. It may include food service and live entertainment as an accessory use. This definition includes a brewpub that produces less than 15,000 barrels of beer per year and sells 25% or more of its beer on the premises.	X	C	C
Event facility An establishment used to host conventions, trade shows, corporate meetings, weddings, receptions, reunions and similar special events that typically includes large open spaces such as auditoriums, banquet halls, exhibition halls and meeting rooms.	C	C	C
Catering or commercial kitchen A state-licensed establishment that prepares: (a) meals, snacks and beverages to be served at off-premise events; or (b) food or beverage products for wholesale or retail sale provided that the operator does not require a state food processing establishment license (such uses will be considered food or beverage manufacturing under this bylaw).	P		C
INDUSTRIAL USES			
Light industry (enclosed, up to 6,000 sf enclosed, >6,000 sf) An establishment that produces new products, materials or parts in a facility that generally does not rely on specialized power, water or waste disposal systems for operation. All light industrial operations must occur within an enclosed building, which is typically similar to an office building in its size, appearance and impacts. It may include a retail shop as an accessory use that primarily sells products produced on the premises. This definition excludes any use specifically defined in this section.	X X		X
Food or beverage manufacturing (enclosed, up to 6,000 sf enclosed, >6,000 sf) A state licensed establishment that produces food or beverage products that are typically sold to wholesalers or retailers. It may include a retail shop, restaurant or bar as an accessory use that primarily sells products produced on the premises. This definition includes a microbrewery or commercial bakery.	C X		X
Wood products, cabinet or furniture manufacturing (enclosed, up to 6,000 sf enclosed, >6,000 sf) An establishment that manufactures products primarily from wood, including but not limited to, lumber, plywood, veneers, wood containers, wood flooring, wood trusses, prefabricated wood buildings, cabinets and furniture. Manufacturing may include sawing, cutting, planing, shaping, bending, laminating, molding, or assembling. Included are establishments that make primarily wood products from logs and bolts that are sawed and shaped, and establishments that purchase sawed lumber and make primarily wood products.	C X		X
Wholesale trade An establishment that sells or arranges the purchase of goods primarily to other businesses that is set up as a warehouse or office with little to no display of merchandise and where customers do not have direct access to the primary merchandise being sold.	C		X

<p>Storage and distribution services</p> <p>An establishment that (a) stores, but does not sell, goods and may provide a range of services related to the distribution of goods; or (b) provides individual storage spaces for lease to either commercial or wholesale customers for storage of business goods, or to the general public for storage of household goods (see Section *). This definition specifically excludes any use specifically defined in this section.</p>	X		X
<p>Tank farm or fuel storage and distribution services</p> <p>An establishment with one or more tanks that typically store fuels, oils and similar liquid products for sale or distribution. This definition specifically excludes retail sale and refilling of fuel tanks that are not more than 50 pounds in size when carried out as an accessory use.</p>	X		X
<p>Transportation services</p> <p>An establishment that provides: (a) transportation of people including, but not limited to, transit services, bus or rail stations, transportation centers, and taxi or limousine services; (b) transportation of cargo using trucks, tractor trailers or rail; or (c) that provides services such as storage, maintenance, repair or fuel primarily for heavy vehicles, including buses, or rail equipment.</p>	X		X
<p>Publishing, printing and sign manufacturing</p> <p>An establishment that: (a) issues copies of works that are usually protected by copyright and that may print, reproduce, distribute, or offer direct access to works such as newspapers, magazines, periodicals, books, databases, calendars, greeting cards, maps, posters, software, sound recordings or video recordings; or (b) fabricates signs, banners or similar communication devices. This definition specifically excludes retail copy shops, which will be considered an office, professional, business or administrative service under this bylaw.</p>	C		X
<p>Media recording or broadcasting studio</p> <p>An establishment that is used to produce, distribute and/or broadcast sound or video programs or recordings.</p>	P	P C	P
<p>Communications antenna</p> <p>A device used to transmit or receive radio, television or other wireless communications and related structures and equipment. This definition specifically excludes a communication tower. See Section *</p>	X		P
<p>Communications tower</p> <p>A structure used to support one or more communication antennas and related structures and equipment. See Section *</p>	X		X
<p>Composting services</p> <p>An establishment used to transform organic waste into a stable, soil-like product in a controlled environment under aerobic conditions. This definition specifically excludes composting activities that are limited to organic waste produced on the premises.</p>	X		X
<p>Solid or septic waste or recycling services</p> <p>An establishment that: (a) collects or hauls nonhazardous solid waste or recyclable materials generated within a local area; (c) operates as a nonhazardous solid waste transfer station; (c) identifies, sorts, treats, packages, or labels wastes for the purposes of transport; (d) pumps septic tanks and cesspools; (e) rents or services portable toilets; (f) provides other septic waste management services; (g) collects, separates and/or recovers recyclable materials; and/or (h) prepares materials for efficient shipment by means such as baling, compacting, flattening, grinding, crushing, mechanical sorting or cleaning. It may include retail sales of recovered materials as an accessory use. This definition specifically excludes landfills, municipal wastewater treatment facilities and related essential services.</p>	X		X
<p>Metal fabrication shop</p> <p>An establishment that produces, assembles or repairs metal products or parts including, but not limited to, the production of metal cabinets and enclosures, cans and shipping containers, doors and gates, duct work, forgings and stampings, machine parts, hardware and tools, plumbing fixtures and products, tanks and similar products. These establishments may include blacksmith, welding, plating, stripping, coating, sheet metal, machine and/or boiler shops.</p>	X		X

Contractor's yard or unenclosed storage An establishment that: (a) provides storage for vehicles, machinery, equipment and materials used by a contractor in the construction-related trades, which may include a shop for maintaining or repairing the contractor's vehicles, machinery or equipment or the contractor's business office; or (b) leases outdoor storage space for vehicles, boats or similar large goods to commercial customers or the general public. This definition specifically excludes junkyards. See Section *	X		X
Slaughterhouse An establishment where livestock is slaughtered and prepared for wholesale or retail distribution. It may have facilities for confining animals and for packaging, processing and storage of meat and associated waste products. It may include a retail shop as an accessory use that primarily sells meat and related products processed or produced on the premises.	X		X
ART, ENTERTAINMENT AND RECREATION USES			
Theater An establishment that presents live entertainment by actors, singers, dancers, musicians or other performing artists, or that shows movies or other recorded entertainment to an audience	P	C	C
Artist gallery or studio (up to 3,000 sf >3,000 sf) An establishment used to produce, display and/or sell works of art.	P X	C	P C
Museum An establishment that preserves and exhibits objects, sites and natural wonders of historical, cultural or educational value.	P	C	P
Indoor recreation (up to 3,000 sf >3,000 sf) An establishment that offers physical fitness, sports, games and other leisure-time activities primarily from within an enclosed structure. This definition specifically excludes any use defined in this section.	P X	C	P C
Commercial outdoor recreation (passive active) A commercial establishment that offers physical fitness, sports, games and other leisure-time activities primarily outside an enclosed building.	X X	C	X X
Public outdoor recreation or park A non-commercial establishment that offers sports, games and other leisure-time activities to the general public primarily outside an enclosed structure, or land that is maintained in a primarily unimproved natural state for passive recreation and/or conservation purposes.	P	C	P
Golf course or country club An establishment laid out with at least nine holes for playing the game of golf and improved with trees, greens, fairways and hazards. It may include a clubhouse that offers food and beverages to members and guests, restrooms, driving range and shelters. It may provide additional recreational activities and/or retail sales of golf-related merchandise as an accessory use.	X		X
Campground or resort An establishment: (a) designed to accommodate campers and their equipment including tents, tent trailers, and recreational vehicles, (b) that provides overnight recreation camping or outdoor adventure retreats; or (c) designed and operated as a recreation destination. It may provide short-term accommodations for transient guests, and facilities and services such as camping units, cabins, sanitary facilities, food services, recreational facilities, and organized recreational or educational activities.	X		X
Equestrian facility A commercial establishment used to house, train, care for, and/or ride horses.	X		X
CIVIC AND COMMUNITY USES			
Government facility A state- or town-owned or operated establishment that serves a public function and provides governmental services.	P	C	P
Educational institution A state-certified public or private establishment that provides educational services. See Section *	P	C	P

Specialty school (indoor and up to 6,000 sf outdoor or >6,000 sf) A commercial establishment that offers instruction, classes or training on a specific topic such as cooking, arts, crafts, dance, music, sport or fitness.	P X	C	P C
Clinic or outpatient care services An establishment from which one or more licensed practitioners provide healthcare services to people primarily as outpatients.	C		C
Child day care An establishment that cares primarily for infants and preschool-age children, as well as older children when school is not in session.	P	C	P
Religious institution An establishment that serves as a place of worship or congregation for a religious purpose. It may offer educational services, charitable services or other uses associated with religious exercise as an accessory use.	P	C	P
Funeral services An establishment that prepares deceased people for burial or cremation, cremates the remains of deceased people, and/or holds funeral services.	P		P
Cemetery A site designed to inter or otherwise store the remains of deceased people.	P	C	P
Social club A private establishment that is the premises of a nonprofit organization that meets periodically to promote some social, service, educational, athletic or recreational objectives and that caters exclusively to members and their guests.	C	C	C
NATURAL RESOURCE BASED USES			
Farming or forestry An establishment that grows crops, raises animals, harvests timber, or harvests plants or animals from their natural habitats. See Section *	P	C	P
Firewood processing An establishment that produces firewood for wholesale or retail sale from logs that are primarily harvested off-site and delivered to the premises. This definition specifically excludes wood products manufacturing and forestry.	X		X
Extraction and quarrying An establishment that dredges, quarries, mines, or develops mine sites for crushed and broken stones, limestone, sand, gravel, clay, topsoil, or other stones and nonmetallic minerals. It may include on-site processing such as crushing, grinding, washing or screening. See Section *	X		X
On-farm business (Level 1 Level 2) An establishment that engages in agri-tourism, agri-education, direct marketing of locally-produced farm or forest products, or that adds value to locally-produced farm or forest products. See Section * and *.	P C		P C

There were few formal motions proposed during the discussion of uses. Peter Hudkins moved that the 3- or more family residence use in the Stone Village be made a conditional use in the Stone Village District. Naomi Johnson seconded the motion. A vote was taken and the motion passed.

Michael Normyle mentioned that the Department of Public Safety had asked him to discuss short term rentals with the Planning Commission. It was decided to continue the discussion of the uses in the Stone Village and address the Department of Public Safety request at another meeting.

Barre Pinske more than once drew the Commission's focus back to the task at hand, that of the Stone Village uses. Naomi Johnson appreciated his support.

The Veterinary, pet or animal service use received a lot of discussion. Cheryl Joy Lipton asked why so many different types of businesses were grouped in one use. Some services listed would be much noisier than others. She wondered if that particular use should be split between noisy and quieter uses.

In the discussion of the First Avenue and Depot Street area, it was resolved to first find out why those areas were included in the Stone Village District in 2014. If no clear answer emerges from the research, Barre Pinske proposed that the Commission interview the residents of the area. The Commission approved that idea.

Cheryl Joy Lipton moved to adjourn the meeting. Peter Hudkins seconded the motion. A vote was taken and the motion passed.