

Zoning Commission Meeting Minutes  
Via Zoom  
October 20, 2021 7:00 P.M.

Present: Patricia Hedenberg-Chairman, Liz Thompson, Douglas Taylor, Nick Huston, Peter McMorris  
Absent: Tina Lajoie-Alternate

Agenda:

Opened public hearing on Docket # 2021-08 Taylor Lynn Copeland and Riley Mae Copeland requesting a Home Occupation permit in accordance with Section 304 "Schedule of Uses & Districts" and Section 706 "Customary Home Occupation" for a Yoga & Meditation Studio. Property located at 27 East Putnam Road, Town Assessors Map 36, Zoned AG-2. Taylor Lynn Copeland reviewed her plans with the Commission. Presently Taylor is certified, and Riley is in the process of getting her certification. Abutting property owners, Bruce Bumpus, Maurice Auger spoke in favor of the proposal.

Motion by Nick Huston to close the public hearing, second by Liz Thompson. ALL WERE IN FAVOR

Opened public hearing on Docket # 2021-09 Dexter's Best LLC request for a Special Permit to change one non-conforming use to another non-conforming use in accordance with Section 501.7 "Non-Conforming Uses" for retail sales of home and commercial safes. Property located at 42 Woodstock Avenue West, Town Assessor's Map 001, Lot 010, Zoned R-10. Attorney Frasier and Mr. Dexter were present. Attorney Frasier stated that her client did not have enough time prior to the meeting to get the mailings out to the abutting property owners. She asked the Commission not to render a decision on the application until they were. Mike Paquin abutting property owner spoke in favor of the proposal.

Motion by Nick Huston to continue the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Regular Meeting:

Review the minutes of the September 15, 2021 meeting.

Motion by Liz Thompson to accept the minutes, second by Nick Huston. ALL WERE IN FAVOR.

Correspondence:

New Business:

Docket # 2021-08 Taylor Lynn Copeland and Riley Mae Copeland – Home Occupation – Yoga & Meditation Studio

Motion by Liz Thompson to approve, second by Douglas Taylor. Nick Huston suggested the motion should include no on street parking. Liz Thompson stated that she would not be amending her motion as she did not feel it was applicable. Patricia Hedenberg, Liz Thompson and Doug Taylor voted in favor. Peter McMorris voted in opposition; Nick Huston abstained from voting. Motion carried.

Docket # 2021-09 Dexter's Best LLC - Special Permit to change one non-conforming use to another non-conforming use -Retail sales of home sales and commercial safes.

Motion by Nick Huston to continue the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Attorney Frasier asked the Commission if it would be possible to schedule a special meeting for her client.

Motion by Doug Taylor to hold a special meeting on Tuesday October 26<sup>th</sup> at 7:00 P.M., second by Peter McMorris. ALL WERE IN FAVOR.

Other Business: None

Motion by Doug Taylor to adjourn at 7:55 P.M., second by Peter McMorris. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy,

Please note these minutes have not been accepted by the Commission and will be placed on their next meeting agenda.