Report of 11-3-26 PC Meeting to Town Council

Attendees PC Mtg: Ruth Fuller, Jeremy Taylor, Steve Strait, Vivian Ralls, David Clarke and Marston Smith and Tom Chapman (by phone). Justin also attended by phone. Residents who spoke included Sherry Brady and George Kuper. John Brabrand spoke for ICN.

During the Public Hearing on the Ordinance amendments the only comment was George Kuper asking the PC to consider comments made by Councilman Nunnally at the last TC meeting. During Public Comment, Sherry Brady a neighbor raised objection to the Fourshore STR CUP.

1. **Ordinance 2026-06 Amendment addressing the Town's Zoning Permit Fee. Motion recommending approval to the TC unanimously.**

2. **Ordinance 2026-07 Amendment to allow apartments in the B-1 zoning District. Motion recommending approval to the TC unanimously.**

3. **Ordinance 2026-08 Amendment concerning the use regulations and definitions for hotels and elated uses. Motion recommending approval to the TC unanimously with the addition of language to except employees and emergency housing from the stay restrictions. The Ordinance amendment before you has been so updated.**

4. **Ordinance 2026-09 Amendment concerning use regulations in B-2 zoning district, including building size. Motion recommending approval to the TC unanimously.**

5. **Ordinance 2026-10 Amendment concerning use regulations for farm animals. After discussion we agreed to table this amendment to consider under what circumstances we would allow farm animals in town. The state has no law in this area leaving it to local zoning authorities.**

6. **Status of Resolution 2026-25 reviewing proposed amendments to code relating to CBA resiliency and mature tree requirements. Justin reported that there is a lot of language that likely needs to be updated in our code and he continues to work on the issue.**

7. **Ordinance 2026-11, Property initiated Rezoning of Tax Map 34M 1 28 from R-2 to B-1. After considerable discussion we motioned to table this item pending more specific guidance from the applicant on what they intend to do with the lot if the rezoning is approved. Although the applicant submitted a letter to this effect we desire more specificity.**

8. **Resolution 2026.Fourshore CUP for STR of 792 King Carter Dr. The PC unanimously recommended not approving this CUP. The is based on the fact that the Brady property would have an STR both on the side and behind their property as well as the fact that according to Justin Nelson all four adjoining neighbors objected. Our STR ordinance states that we don't approve STRs that would result in having STRs on two sides of another property. In this case the two sides would be the left and back. We may need to consider further clarifying the density language in our STR Ordinance.**

9. **J. Taylor and D. Clarke reported on their investigation of the Yard Art issue noting how messy it can be. They are continuing to research.**

10. **Steve Strait reviewed amended code language (attached-which has been reviewed by the Town Attorney) to meet the new Cannabis Control Act (attached) The PC motioned recommending approval to the TC unanimously. With TC agreement we will draft Ordinance Amendment for Public hearing in January.**

Respectfully Submitted,
Tom Chapman, PC Chair
11-4-26