

# NEWFA NE PLANNING COMMISSION

Meeting Minutes

## Approved by Planning Commission

**Meeting Location:** Newfane Town Hall

**Meeting Date:** September 8, 2014

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**Attendees:** Ed Druke, Tristam Johnson, Merle Tessier, Pat Weisbrich

**Absent:** George Friend

**DRB Attendees:** None

**Zoning Admin.:** Merle Tessier

**Public Attendees:** None

### DISCUSSION ITEMS AND ACTIONS

- I. Meeting called to order: 7:05 p.m. Attendees as noted above.
  
- II. Review and Approve Minutes:
  - a. Minutes from the July 14, 2014 were reviewed. A motion for approval was made and seconded. Minutes were approved unanimously.
  - b. Minutes from the August 25, 2014 meeting were reviewed. A motion for approval was made and seconded. The minutes were approved 3:0 with one abstention. (Pat was absent from the 8/25 meeting)
  
- III. Review Agenda and approve the agenda
  - a. Motion was made to approve, seconded and passed unanimously...
  
- IV. Recognize members of the public: No public attendees.

### Old Business

- V. Address attendees wishing to interview for the Secretary position: No interested parties were present.
  
- VI. Vote on acceptability of language proposed for the definition of Conditional Use

“A use allowed in a particular zoning district only upon a finding by the Design Review Board that such use in a specified location will comply with the conditions and standards for the specified location or operation of such use as specified in the bylaw”

Planning Commission members read the above definition out loud. Pat asked for clarification as to what the above definition really means. Tristam explained it, but a discussion ensued regarding whether or not this definition would be clear, concise and helpful to the public. It was decided that different wording might be helpful to ensure clarity that the following elements must be included in the definition:

1. Conditional use is a zoning exception
2. Conditional use must be approved by the Development Review Board
3. Conditional use must comply with the following sections 212, 320, 330 and 340 of the Zoning By-Laws

## NEWFANE PLANNING COMMISSION

As a result, the following definition of *Conditional Use* was constructed:

***Conditional use is a zoning exception that must be approved by the Development Review Board and must comply with Newfane Zoning By-Laws, specifically Sections 212, 320, 330 and 340. For a more thorough understanding, please refer to Section 212.***

Ed made a motion to approve the definition, Merle seconded it and the motion was passed unanimously.

### New Business

#### VII. Notes and Communications from the Selectboard

- a. There was no communication from the Selectboard
- b. Merle tendered his resignation from the Newfane Planning Commission effective immediately. All members were saddened by his departure but wished him well. Merle will remain in his job as Zoning Administrator and will undoubtedly be asked to attend Planning Commission meetings.
- c. Ed asked about posting notices for:
  - ◆ Vacancies on the Planning Commission – Tristam volunteered to create this notice
  - ◆ Second notice for candidates for secretary to the Planning Commission- Tristam will re-print the original secretary job notification.

Ed will physically post both notices in the appropriate places. Tristam will send electronic copies to Shannon for posting on the website.

VIII. Next meeting: Monday, September 22, 2014 at 7 p.m., at the Newfane Town Hall.

IX. Move to adjourn at 7:50 p.m.

Respectfully submitted,

*Pat Weisbrich*

Patricia H. Weisbrich