



Town of Knox Planning Board

Established 1822

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Planning Board Meeting Minutes

Minutes: November 8, 2018

Present: Bob Price, Todd LaGrange, Betty Ketcham, Deb Nelson, Tom Wolfe, Brett Pulliam, Bill Pasquini

Absent: None

Meeting called to order at 1930.

October minutes reviewed

Motion made by Tom to approve, seconded by Brett. All in favor.

Review of Requirements from Insurance Auditor for the Town

1. Sexual Harassment training requirement discussed. The training needs to be completed by all board members annually. Tom to find out more about the requirement and if yearly training received by some members, due to their job will be considered sufficient. Training to be held sometime next year.

Discussion of Home Occupation Definition Revision

1. Two revision examples presented by Tom and Deb.
2. Deb suggests:

Article V Section A 1b. In any district individuals may, with a Special Use Permit from the Zoning Board of Appeals, conduct their business, trade or profession in their home or residence or accessory buildings provided no more than three persons unrelated to the owner(s) of the residence are employed in addition to the owner or tenant of the property; that no other professional shall be permitted to share, let, or sublet space for professional use; that there be no external evidence of such use except for one sign consistent with Article V, Section 50C Sign Regulations, and that there shall not be any visible exterior storage of materials or equipment. Refer also to Article II Definitions.

3. Tom suggests:

Amend Town ZL - Art. V Section 50 A 1a to "Class 1" Home Occupation.

Amend Town ZL - Art. V Section 50 A 1b to "Class 2" Home Occupation - Applies to all proposed home occupations that employ up to 3 individuals unrelated to the owner(s) of the residence, or use accessory buildings, or are a use listed in Town ZL Art IV Section 44, or involve the outside storage of materials used in the business.

Class 2 home Occupations will only be allowed subject to a Special Use Permit with performance standards.

4. Tom made suggestion that Deb's definition was sufficient and better to use with the exception of making Section A 1a coincide with Section 1b with respect to the amount of allowable employees mentioned. Change "1" to say "3" in respect to employees allowed in addition to home owner.
5. Discussion amongst board members as to what parts of the revision should be a part of the definition. Difference in opinion amongst members occurred regarding **visible exterior storage** of materials and equipment. Understanding though that it cannot be a nuisance to the neighbors or change the character of the home.
6. Allowable uses mentioned in regards to the current use table in the Zoning Regulations for the Town of Knox discussion on whether or not the new definition expands the current allowable use table.
7. Special use permit versus a use variance discussed. Disagreement amongst board members regarding this. Suggestion that Javid Alfazi, Knox Town Lawyer, to come to next planning board meeting to discuss the legal difference between the two uses. Also invite the Zoning Board members since this involves them.

Deb made a motion to have Javid Alfazi come to the next Planning Board meeting to review special use permit versus variance and to discuss allowable uses. Bob seconded it. All in favor.

Tom to reach out to Doug Roether, Zoning Board Chair and Javid Alfazi and invite them to next month's meeting.

Deb made a motion to adjourn, Brett second it. All in favor.

Meeting adjourned at 2020.

Next meeting to be held on December 13 2018 at 1730.

