

**Town of Gilsum
PLANNING BOARD
MEETING MINUTES**

October 12, 2023

Board Present: Vicky Ayers, Chair; Heidi Bukoski, Member; Tom Julius, Member; Bill Whyte, Member; Brian Bazarnicki, *Ex Officio* and Carol Ogilvie, Alternate Member

Not Present:

Others:

CTO: Chair Ayers called the meeting to order at 7:01 P.M. Welcome back Bill!

I. Minutes of 8/10/23 and 9/14/23

Vicky distributed the two sets of minutes and gave the members time to read them.

Motion by Tom Julius /second by Brian Bazarnicki to approve the Minutes of 8/10/23, with all in favor.

Motion by Brian Bazarnicki /second by Vicky Ayers to approve the Minutes of 9/14/23, with two abstentions.

II. Steep Slope Discussion

This item is tabled as Chip Chapman could not attend this evening.

III. Accessory Dwelling Units

The Board reviewed the draft of proposed amendments to Article VII - Accessory Apartments prepared by Carol. She explained what she had changed and why. The changes in Paragraph H. were only name changes – from “Accessory Apartment” to “Accessory Dwelling Unit (ADU)” to be consistent with statutory language.

Board reviewed and discussed revisions to the draft, ultimately concluding that it should be easy to create an ADU and not have unnecessary regulatory hurdles. Other than some relatively minor wordsmithing, the most significant changes to come out of the discussion are: (1) to remove the approval process from the need for a special exception from the ZBA; (2) to allow detached units; and (3) to allow all ADU’s to be by right in all districts, subject only to a building permit. Carol will make the changes and bring the revised draft to the next meeting.

IV. Joint Planning/Zoning Board Workshop

Heidi reported that the ZBA wants to meet with planning board for a workshop to review certain amendments to the zoning ordinance the ZBA would like to propose; these have to do with a noise ordinance and penalties for violating the ordinance. The Board discussed possible dates and Heidi will communicate with the zoning board to find a date that works.

V. Other

Vicky stated that she met with the Select Board to review the edits to the building permit form the Planning Board had suggested to eliminate confusion as to planning board involvement in the building permit process. Vicky said that the Select Board and the Building Inspector objected to the changes. Tom pointed out that if they had an issue with those changes, then there is a bigger problem. We should meet with them to resolve the issue, whatever it is.

VI. Agenda for Next Meeting – November 9, 2023

- I. Minutes of October 12, 2023
- II. Review of ADU changes
- III. Other Business

Motion to adjourn at 8:45 P.M. by Brian/second by Bill Whyte with all in favor.

Respectfully Submitted by
Carol Ogilvie

Approved

Vicky Ayers, Chair

Brian Bazarnicki

Heidi Bukoski

Tom Julius

Bill Whyte

Carol Ogilvie