

DRAFT

# Town of Lansing

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Monday, July 24, 2017 6:30 PM

PLANNING BOARD MEETING

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## PLANNING BOARD MEMBERS

(\*Denotes present)

- \* Tom Ellis, Chairman
- \* Norman (Lin) Davidson, Vice-Chairman
- \* Larry Sharpsteen
- \* Al Fiorille
- \* Gerald Caward
- \* Deborah Trumbull
- \* Sandra Dennis Conlon
- \* Dean Shea, Alternate

### Other Staff

Lynn Day, Zoning Officer

Ed LaVigne

Guy Krogh, Esq.

### Public Present

None Present

Chairman Tom Ellis called the Planning Board Meeting to order at 6:31 PM.

### Approval/Denial of Planning Board Minutes for July 10, 2017

Gerald Caward made a motion to approve the minutes. Deborah Trumbull seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Member**  
**Vote of Planning Board . . . (Aye) Lin Davidson, Vice-Chairman**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Deborah Trumbull, Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman**

## WORKING SESSION

LAND USE ORDINANCE SCHEDULE II WORKING ON PROPOSED CHANGES

# DRAFT

- Proposing changes ONLY in the areas where municipal sewer and/or water exists.
  - Change Minimum Lot Area to 20/DU down from 40/DU
  - Change “Public” sewer or water to “Municipal” sewer or water
  - Add additional column to include “With Municipal Sewer and Water”
  - Proposed changes are below in **RED**

SEC. 504. SCHEDULE II: AREA, FRONTAGE, YARD, HEIGHTS AND COVERAGE REQUIREMENTS *													
• *Footnotes on following page • Building Type a= 1 or 2 Dwelling Units; b.= 3 or more Dwelling Units; c.= Non-residential or Mixed Development													
District	Building Type (see below)	Minimum Lot Area (sf x 1000)			Minimum Road Frontage (Feet)****			Minimum Yard Set Back (Feet)			Max. Building Height (Ft) <sup>10</sup>	Min. Open Space	Notes (See Next Page)
		With Municipal Sewer or Water <sup>4</sup>	Without Municipal Sewer or Water <sup>4</sup>	With Municipal Sewer & Water	With Municipal Sewer & Water <sup>5,7</sup>	With Municipal Sewers or Water <sup>1,5,7</sup>	Without Municipal Sewers or Water <sup>7</sup>	From Center of Rd <sup>**2,5</sup>	Side <sup>8</sup>	Rear			
RA	All	40/DU 20/DU	40/DU	20/DU		150 100	150	60	15 <sup>12</sup>	15 <sup>12</sup>	35	None	1,2,4,5,8,10,12
L1	All	40/DU	40/DU	40/DU		150	150	60 <sup>3,6</sup>	10	25 <sup>12</sup>	35	75%	1,2,3,4,5,6,8,11,12
L1-with Lake Frontage	All	20/DU	20/DU	20/DU		75	75	30 <sup>3,6,11</sup>	10				
R1	All	40/DU	40/DU	20/DU <sup>13</sup>		150	150	60 <sup>3,6</sup>	15ea. <sup>12</sup>	25 <sup>12</sup>	35	75%	1,2,3,4,5,6,8,11,12, <b>13</b>
R2	a.	20/DU	20/DU	20/DU <sup>13</sup>		75	150	60 <sup>2</sup>	10/25	25 <sup>12</sup>	35	75%	1,2,4,5,8,12, <b>13</b>
	b.	12/DU <sup>9</sup>	3 Acres & Health Dept.	12/DU <sup>14</sup>		25/DU <sup>1</sup>	50/DU	60	20ea. <sup>12</sup>	25 <sup>12</sup>	35	40%	1,2,4,5,8,9,12, <b>14</b>
	c.	20/DU	20/DU	20/DU		75 <sup>1</sup>	150	60	10 ea.	25 <sup>12</sup>	35	30%	2,4,8,12
R3	All	40/DU 20/DU	40/DU	20/DU		150 100	150	60	15 ea. <sup>12</sup>	15 <sup>12</sup>	35	75%	1,2,4,5,8,10,12
B1 & B2	a.	20/DU	20/DU	20/DU		75	100	60 or less with Site Plan Approval	10 or less with Site Plan Approval	10 or less with Site Plan Approval	35	50%	1,2,4,5,8
	b.	8/DU <sup>9</sup>	20/DU <sup>9</sup>	8/DU		20/DU <sup>1</sup>	50/DU				35	30%	1,2,4,5,8,9
	c.	Subject to SP/SC	None	Subject to SP/SC		None* <sup>1</sup>	100				35	20%	2,4,5,8
IR	All	None	None	None		50	50	60 or less with Site Plan Approval	10 or less with Site Plan Approval	10 or less with Site Plan Approval	35	20%	2,4,5,8

### Proposed Footnotes:

\*13 Each dwelling unit shall be contained in one common structure

\*14 The total number of dwelling units shall be contained to a maximum of four structures

### SOLAR ZONING

- The Solar Committee is reviewing the other town examples and compile a version for the Town of Lansing  
Solar Committee members; Tom Ellis, Dean Shea, Gerald Caward and Lynn Day
- Second working session on Wednesday, July 26<sup>th</sup> at 2pm. Closed to the public

Larry Sharpsteen made a motion to adjourn at 7:55 PM. Lin Davidson seconded the motion.