

**TOWN OF SWANSBORO
PLANNING BOARD
REGULAR MEETING MINUTES
OCTOBER 5, 2021**

Call to Order

The meeting was called to order at 5:30 pm. Board members in attendance were Michael Favata, Christina Ramsey, Scott Chadwick, Jeff Conaway and Ed McHale. The board had 2 vacancies.

It was noted that this meeting was being held via ZOOM, an electronic platform put into place to allow virtual meetings due to the COVID-19 pandemic that had recently taken a huge toll on the United States and other parts of the World requiring social distancing and limited public appearances.

Minutes

On a motion by Mrs. Ramsey seconded by Mr. Conaway, the minutes for May 17, 2021, special meeting, June 1, 2021, regular meeting and July 19, 2021, special meeting were approved unanimously.

Business

Text Amendment – Parcel Exemption (Food Trucks)

Planner Jennifer Ansell shared that at the Board of Commissioners July 26, 2021, Regular Meeting, they asked for a Planning Board recommendation on an exemption for the outparcel (parcel # 050965) in front of Food Lion but not an amendment to the Land Use Plan which was more in depth. Mrs. Ansell added that she was on a leave of absence and not in attendance of the meeting and shared that she was concerned with not amending the land use plan. The previous meetings with Mayor Pro Tem Tursi & Commissioner Philpott resulted in keeping the ordinance amendment consistent with the land use plan. There were two qualifiers established, which were to be in a commercial zoning district and within one of the commercial land use designation nodes. The parcel in consideration was in a commercial zoning district but was designated as a low density/suburban neighborhood node. Both the Planning Board and Board of Commissioners are charged with making a consistency statement, and a text amendment without a Land Use plan amendment would result in inconsistency. Additionally, since that meeting, a site plan proposal had been received for a dental office in that parcel.

On a motion by Mr. Chadwick, seconded by Mr. Conaway the board recommended unanimously to deny an amendment to Section 152.180, NOTES TO THE TABLE OF PERMITTED/SPECIAL USES/CONDITIONAL ZONING DISTRICTS (CD) of the Unified Development Ordinance to add an exemption to Note DD.

Planning Board Program of Work Review

Mrs. Ramsey shared that she wanted to continue covering the issues with Stormwater Management and revisit wetlands regulations.

Mrs. Ansell reviewed the remaining items from their program of work which included wetlands, conservation zoning district and RA zoning items remain for review. The Town was approved for the Wetland resiliency grant, and was in the planning phase and waiting to hear back on how to move forward.

Mr. Chadwick request that Mrs. Ansell send the board several options for consideration and let the board decide what of those to hear next.

Adjournment

On a motion by Mr. Chadwick, seconded by Mr. McHale, the meeting adjourned at 5:47 pm.