

## Planning Board Work Session - Code Book Revision March 4, 2008

BOSTON PLANNING BOARD MARCH 4, 2008

CODE BOOK REVISIONS DISCUSSION WORK SESSION

PRESENT: Patricia Hacker

David Stringfellow

Bill McGirr

Brian Downey

Richard Brox

The meeting began with a lengthy discussion regarding the 100-year flood plain; land prone to flooding and who defines ?what?s prone to flooding??

Section 60-6

ADD: ,or as amended following both dates of September 30, 1981

Section 104

104-4 (ADD NEW ITEM)

E. Fees for applications for approval of a preliminary subdivision plat shall be as set forth in the Schedule of  
of

Fees, as adopted by the Town Board of the Town of Boston.

104-36 (change title) Creation and/or Extension of Drainage and/or Streetlight districts

Additional wording:

Where required by the Planning Board, requesting the creation and/or extension of a drainage and/or streetlight district for the area included within the proposed subdivision.

104-37 Installation of streetlights; filing of plans

Additional wording:

Where regulations or the Planning Board require the installation of underground?

104-38 Subdivider to provide streetlighting.

Change to read:

The subdivider of a proposed subdivision within a streetlight district shall provide streetlighting within the subdivision, as determined by the Planning Board.

104-39 Building permits.

Additional wording:

Prerequisites for issuance. No building permit shall be issued and unless all improvements for highway, streetlighting, water and public sewer or storm drainage?

104-41 Variances.

Additional wording:

When the Planning Board finds, that because of unusual?

104-44 DELETE ENTIRE SECTION

123-5 Purposes and scope.

Additional wording:

A. A comprehensive Zoning Plan is hereby established for the area of the Town of Boston, by dividing the territory thereof into certain districts and prescribing regulations for buildings or other structures and the use of the land therein. The comprehensive Zoning Law set forth in the text and map which constitutes this chapter is adopted pursuant to §261 of the Town Law in order to promote and protect public health, safety, comfort, convenience, prosperity and other aspects of the general welfare. It is also the intent of the comprehensive Zoning Law to:

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123-5 A.

1. Provide adequate development standard to ensure a balanced and orderly pattern of future growth and economic stability.
2. Encourage flexibility in the design and development of land in such a way as to promote the most appropriate use of lands, to facilitate the adequate and economical provision of streets and utilities and to preserve the natural and scenic qualities of open lands.
3. Ensure that future growth is coordinated with the town's ability to provide adequate municipal services.
4. Promote a safe and efficient circulation network that will serve the various types and intensities of pedestrian and vehicular traffic generated by future development within the town.
5. Protect, in their natural state, certain features of the town, including but not limited to forests, farmlands, wetlands, water bodies and streams, from filling, erosion and pollution.
6. Provide for the present and future residents of the town by encouraging the development of a balanced variety and quantity of sound housing opportunities for all segments of the population.
7. Ensure adequate land resources for agriculture, forestry, housing, industry, commerce and recreation.
8. Provide for the gradual elimination of nonconforming uses.

9. Protect and enhance the community's appearance.
10. Ensure the efficient and adequate provision of public facilities and services
11. Protect residential areas and provide privacy for families.

123-5 A DELETE REMAINDER OF PARAGRAPH BEGINNING WITH:

These general goals include, among others, the following specific purposes:????? .

123-5 B NO CHANGES

123-5 C. Delete 2010 Delete 2010 Delete in 1984

123-7. Definitions

COVERAGE ? (New definition ? add after condominium)

The percentage of a lot that is covered by buildings or structures. This includes all principal buildings, roofed porches, carports, garages and other accessory buildings.

DOG KENNEL ? change wording

A building and/or area for the purpose of boarding more than three (3) dogs that are more than four (4) months old.

FARM ? wording added and current wording rearranged

Any parcel of land containing at least ten (10) acres, which is used for gain in the production of agricultural products, livestock, poultry or dairy products. It includes necessary farm structures within the prescribed limits; the storage of equipment used and the use of temporary stands for the sale of the produce of the "farm" on which they are located. Horse stables with less than 5 horses, any more than three (3) fowl (ducks, geese, chickens, etc.) or any number of hooved animals (cows, pigs, goats, llamas, sheep, etc.) shall constitute a farm. Private stables and the breeding and training of not more than six (6)

dogs owned by the owner or tenant of the premises are also allowed. It excludes the raising of fur-bearing animals, riding academies, public stables and dog kennels.

FENCE ? (New definition ? add after farm building)

An enclosure, barrier or boundary made of posts, wood, plastic, vinyl or metal which may be structurally affixed by posts and/or footings.

GASOLINE STATION ? delete of wording

?but not including the painting thereof or the storage of vehicles for any purpose thereof or the storage of vehicles for any purpose other than servicing?

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HAM RADIO ANTENNAS ? change to read

An antenna constructed solely for the purpose of providing noncommercial radio operations pursuant to Part 97 of the Federal Communications Commission Regulations. Said antenna shall not exceed sixty (60) feet in total height above ground level. If roof mounted, said antenna shall not occupy more than 10% of the roof area of the structure on which it is mounted, and together with all other roof appurtenances, including but not limited to other antennas, chimneys, belfries, spires and ventilators, shall not occupy more than 25% of said roof area.

KENNEL BOARDING ? deletion and addition of wording

The temporary storage of domestic pets for pay. Domestic pet breeding is permitted. Specifically excluded are pets and animals that may be pets but are normally considered wild or exotic.

LOT LINE, FRONT ? change of wording

?Where a lot abuts upon more than one (1) street, the lesser dimension side that abuts on a street shall be the ?front lot line.?

123-18 Permitted uses and structures.

A. Principal uses and structures:

(1) Change to read: one (1) single family detached dwelling

C. Accessory uses and structures:

(1) Does the Town Board still want to do this?

(2) Change to ?one and one half (1½) tons.

(3) Does the Town Board want to put any restrictions on outside storage of recreational vehicles?

123-19 Minimum lot size.

C. Lengthy discussion ? leave until discussion on March 11, 2008

123-21 Required yards.

ADD:

F. Driveway placement: Driveway shall be placed at a minimum of ten (10) feet from any side lot line.

125-25 Permitted uses and structures.

B. (1) change to read

All uses subject to special use permit in the R-1 Single-Family Residence District.

B. (3) (d) Change Thble to ?Table of Regulations.

B. (6) Private horse stables?

(a) - (e)

MOVE ALL OF THIS SECTION TO 123-48 B. (7)

To follow: 123-48 B. (6) Raising of domestic honeybees.

C (3) change to read: ?capacity of one and one half (1½ ) tons.

123-26 Minimum lot size

D. (2) ?requirements

Submitted by:

David Stringfellow

DS:tf Vice Chairman