



PLANNING BOARD AGENDA
October 18, 2022 – 6:00 p.m.
Sand Hill School Community Center – 16 Dewey Avenue

NOTE: If the parking lot is full, please only park on the Sand Hill School side of Dewey Avenue. Please do not park across the street from the Sand Hill School.

1. Convene Open Session & Pledge of Allegiance
2. Review and Approval of Minutes – 10/4/22
3. Submission of New Plans
4. Old Business
 - 0 Farmersville Road – Definitive Plan – Gangemi – Continued
For the purpose of creating a subdivision *
5. New Business
 - Proposed Zoning Amendments – Public Hearing *
 - Proposed amendment to Article II Section 2600 Intensity of Use Schedule for the purpose of removing footnote I) “Minimum lot area requirements for all principal uses in residential districts located within a Water Resource District, as described in Section 5000, shall be 87,120 square feet” and reorder remaining footnotes.
 - Proposed amendment to Article IV Section 4133 Use and Dimensional Requirements under Section 4130 Accessory Dwelling Units (ADU) for removing footnote i) “An ADU and principal dwelling shall share common septic/wastewater and water facilities” and reorder remaining footnotes.
 - Proposed amendment to Article IV Section 4182 Procedure for the purpose of allowing Large Scale Canopy Solar projects by-right.
 - Proposed amendment to the Definitions Section for the purpose of adding a Large Scale Solar Canopy definition.
 - Proposed amendment to Article IV Section 4453 Standards for the purpose of reducing the affordability requirements, increasing density and allowing a consistent ratio of units for both rental and homeownership.

6. Board Discussion
7. Deliberations
8. Other Matters Not Reasonably Anticipated by the Chairperson
9. Adjournment

Signed: Maureen McCabe
Name (print): Maureen McCabe
Date: October 13, 2022

* Vote may be taken

Date & Time Received Town
Clerk's Office
TOWN CLERK
TOWN OF SANDWICH
OCT 13 2022
2 H 25 M P M
RECEIVED & RECORDED