

APPLETON PLANNING BOARD
Monthly Meeting Minutes
February 12, 2024

Attending: Board members Ed Carroll, Gary Roberts, David Kelley
Heather and Dale Pangakis, Peter Conant, CEO

Reviewed and approved minutes from December 2023 meeting.

Mr. and Mrs. Pangakis attended to discuss a change to their child business at 531 Union Rd. They are currently licensed to 12 children. The business is currently in the basement of their home. Their business was reviewed at a November 2022 meeting of the APB and found to qualify for a Home Occupation waiver to Site Plan Review. Now they plan to relocate to a building on their property.

- State Fire Marshal has inspected and pre-approved their plan for the building.
- The driveway will be improved this summer.
- They will build a new garage on a slab already existing.
- They will care for children, infant through preschool.
- They currently have one employee and may hire another. They will not have more than two employees that are not family members residing in the home.
- The workspace is 720 sq ft.
- Ed suggests that the current proposal is consistent with our previous approval of a Home Occupation waiver. Members agree.
- Peter and Ed will sign an Affirmation of Compliance which is required for State licensing.

Discussion of L.D. 2003:

Ed recently reviewed the law and shared his finding that Appleton doesn't currently have rules in place that prohibit anything the State is now requiring us to allow.

-L.D. 2003 suggests the idea of a "growth area" where more dense housing should be allowed. If we accept the idea that our Village Area is designated as a growth area, or current rules do not prohibit the density of housing required by L.D. 2003.

-State requires the allowance of a primary structure, an auxiliary structure in the same building, and an additional separate auxiliary. Our current rules allow that. If you build 3 attached dwelling, you would need to come for Site Plan Review

-Peter suggests if a developer were to create dwellings to be seen as Affordable Housing, to be able to access state and federal subsidies, it would be their responsibility to be in compliance with government oversight.

Summary: The limits of L.D. 2003 exceeds the minimal rules we currently have in place. The Board finds that we do not need to create new rules to meet L.D. 2003 requirements.