

The regularly scheduled, sunshined meeting of Newbury Zoning Commission was called to order by Vice Chair Steve Boughner on May 22, 2024, at 7:02 pm. Roll was taken, present were members Boughner, De Iuliis, Fabig, Lang. Absent was Hudak.

Motion by De Iuliis, second by Lang to approve minutes of April 24, 2024 meeting. The minutes were signed by those present.

There was review of pass-out sheets from Zoning Inspector Boksansky, regarding possible streamlining/improvement to the Landscaping section of the current Zoning book. Discussion centered on pages 82-95 of ZC Book. Boughner stated a good start might be to define Landscaping and landscapers. Further, cannot include 'and the like' in a definition. Conversation included how to define various Contractors, installers affiliated with Construction.

Fabig stated that mulch is not a part of Construction. Lang and Boughner voiced that concern is with mulch fire hazard at businesses. For example, fires that smolder, cause smoke, smell, poor air quality. De Iuliis stated that Zoning Commission has been discussing composting since he joined. Further, that streams and ponds can extinguish mulch fires at 2,000 gallons/minute. Boughner agreed, adding there aren't fire hydrants in the Township. De Iuliis stated need to inquire of the Fire Chief what was the result/time frame of most recent mulch fire at the Landscaping businesses?

The discussion delved into mulch materials; just trees? Or railroad ties, other, is creosote used? Fabig urged caution that Commission members 1-understand the businesses goals, 2-converse with the businesses, 3-then make any changes based on fact. Fabig continued, need to be sure definitions don't have any unintended consequences that work contrary to Zoning.

Land excavators were discussed. Boughner stated ponds were already regulated. The difference between Renovation Contractor vs. Construction Contractor came up. Also Masonry Contractor; Mechanical Contractor covers heating, plumbing and some other. Fabig stated General Contractor gets the subcontractors under him. Question of where snowplowing fits in (yard maintenance?).

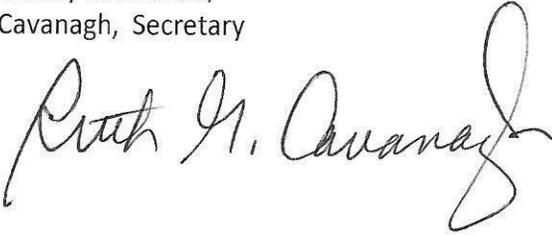
Boughner began conclusion; not trying to limit as much as need to generalize and allow. 1-Gather ideas, 2-Send them to County Planning Commission for review, 3-Incorporate PC suggestions into definitions. De Iuliis stated that much of this is already spelled out in the ZC book.

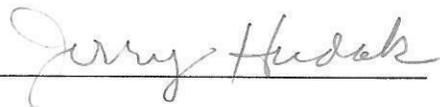
Boughner stated need to address storage of Landscaping materials. De Iuliis noted that materials are to be kept in enclosed buildings. Fabig stated the need to encourage businesses.

Boughner asked those present to review Zoning Inspector's suggestions, compare them to current ZC book, return at next meeting with their thoughts.

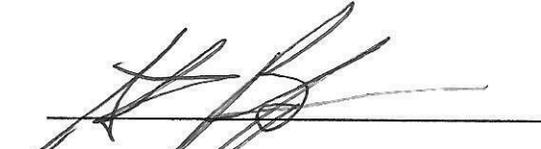
With no other business, Fabig moved, De Iuliis seconded to adjourn at 8:15 pm. Next Zoning Commission meeting will be held Wednesday, June 26, 2024 at 7:00 pm.

Respectfully submitted,  
Ruth Cavanagh, Secretary

A handwritten signature in cursive script that reads "Ruth H. Cavanagh". The signature is written in black ink and is positioned to the right of the typed name.

  
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Jerry Hudak

  
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Steve Boughner

  
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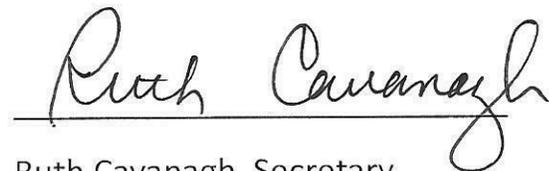
Ed De Iulio

  
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Dave Fabig

  
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Jim Lang

  
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Ruth Cavanagh, Secretary