

Town of Leeds

Planning Commission Work Session for Wednesday, August 5, 2026

Work Session

Call to Order: 6:02 pm

In Attendance: **Chairman:** Chuck Bentley

Planning Commissioner: Alan Roberts

Planning Commissioner: Rochelle Gardner

Planning Commissioner: David Rhoads

Planning Commissioner: Laurie Sullivan **Absent**

Town Planner: Scott Messel **Absent**

- a. **Set Agenda Items to Work on in the Future and Potentially Preliminarily Discuss those items, including, but not limited to, Blasting, Conditional Use Permits, Bed & Breakfast, and Home Occupation.**

Review of portions of the Town's land use ordinance that may require updating. Discussion of the need to modernize ordinance language that has not been substantially reviewed in years. The growth pressures in Leeds are changing the character and administrative needs of the Town, making it important to clarify which uses are appropriate in residential zones and under what conditions.

Home occupations received the most detailed discussion. Supported allowing low impact home occupations but expressed concern that vague language could allow residential properties to function as commercial operations. Key concerns included traffic, parking, customer volume, number of employees, noise, outdoor activity, fleet vehicle staging, and whether the resident or homeowner personally provides the service. Discussion of distinguishing minor home occupations from higher impact uses that should require conditional use review. Examples included barber and beauty services, lessons, daycare or preschools, auto body work, welding, tattoo services, medical related activities, and repair related businesses. Conditional use approvals should include clear limits tailored to the property and neighborhood. Commercial kennels, animal boarding, and horse boarding were discussed in relation to existing zoning limits. Commissioners indicated support for ensuring that a conditional use permit does not allow more animals than the underlying zone otherwise permits.

Bed and breakfasts use were also reviewed. Commissioners discussed retaining the requirement that the owner be present, avoiding use of the term "short-term rental" and considering a fixed maximum number of bed and breakfast approvals within the Town rather than relying on a percentage-based limit tied to future residential growth.

Next steps are to continue detailed discussion of home occupations, conditional uses, and bed and breakfast regulations at the next meeting. Consider whether maximum limits, owner operated requirements, and case specific conditions should be incorporated into revised ordinance language.

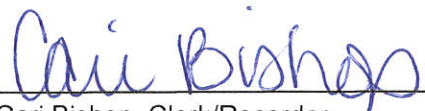
Adjournment: 6:57pm

Approved this 2nd Day of September 2026.



Chuck Bentley, Planning Commission Chairman

ATTEST:



Cari Bishop, Clerk/Recorder