

MINUTES
PLANNING COMMISSION / ZONING COMMISSION
SPECIAL MEETING
MARCH 9, 2010 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Steinfeld, Sherrard
Alternate members present: Kane, Zod
Absent: Roper, Fitzgerald

Zoning Commission members present: Brandt, French, Hudecek, O'Neill
Zoning Commission alternates present: Cady, Marquardt
Zoning Commission members absent: Sutherland, Haviland

Staff present: Murphy, Davis, Glemboski, Doolittle

Chairman Sherrard called the meeting to order at 7:02 p.m.

II. ITEM OF BUSINESS

1. Commission Workshop – Land Use Regulation Update Project

Staff thanked the Commissioners for attending tonight's meeting, provided a summary of the process and work to date on the land use regulation project, and described the next steps staff anticipates undertaking. Staff then provided a brief outline of the presentation and explained the graphics being used for tonight's meeting: the sewer avoidance area map, a natural resources map, a map depicting amounts, percentages and locations of open space acquired through subdivision, and a map showing "committed parcels" in relationship to major existing and planned open space areas.

Staff referenced and discussed the memorandum and related attachments handed out in tonight's packet, in particular the table indicating available developable lands by zoning classification. Staff used this table in conjunction with the committed parcels map as a means of presenting basic "opportunities and constraints."

Staff also reviewed approved subdivisions, including open space subdivisions and the percentage of open space dedications they provided. It was noted that in general, commissions have been successfully attaining far more than the minimum open space areas required by regulation, but doing so in an ad hoc, case by case basis.

The Commission and Staff then discussed, at length, draft unit/lot yield factors, the associated or underlying methodology used to develop these, how they relate to woodlands and floodplain, sewers and non-sewered areas, and other considerations.

Following this, the discussion included review of draft "conceptual" changes to both conventional and open space subdivision regulations, which might be necessary in order to effectively integrate the concept into the Town's regulations. The basic idea is to create a "hierarchy" that uses design standards

and other means to motivate users towards the preferred options. In this context, Staff and the Commissioners briefly discussed concepts for design standards, focusing mainly on sewer cluster environments.

It was generally agreed that although some changes would be necessary, staff will draft more specific language refining and building on the concepts and information developed to date, and provide that language to the commissions for review.

III. ADJOURNMENT

Motion to adjourn at 9:19 p.m. made by Hudecek, seconded by Munn, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Katie Doolittle
Office Assistant II