



Long Range Planning Advisory Committee (LPAC)

Thursday, January 22, 2015
Minutes

Attendance:

Name	Present	Name	Present	Name	Present
Paul Bergkamp	-	Kurt Klebe	-	Jim Thibodeau	√
Sam Rudman	√	Sandra Lipsey	-	Erin Mancini	√
Bill Benzing	-	Claudia King, Council Liaison	-	Theo Holtwijk, Staff	√

There was no quorum for this meeting.

1. Continued Review of Growth Area Concepts

Jim thought the proposed package of recommendations worked well, but felt that recommendations should be made for the rules governing private ways. He felt they were too restrictive as to the 50 feet right-of-way width that was required, the required road width, and the fact that regular front setbacks applied to the private way ROW. He explained this by showing an example of a property he owned on Ledgewood Drive.

The sense that this topic needed more discussion by the full committee and should be considered in the Part 2 work as the CDC will review the Part 1 proposal this coming Monday.

Jim had sent an e-mail earlier that day, which stated:

I believe the current direction of encouraging growth in the growth zones has produced some excellent strategies and by themselves, these strategies, if implemented, will likely swing the pendulum towards growth restriction in the rural zones simply because it will become more cost effective and easier to develop within the growth zones.

I believe we as a committee and the Town need to be cautious about limiting growth in rural areas through the use of zoning restrictions that could diminish property values, I've pressed this point many times during my tenure on LPAC and maintain it should not be overlooked.

Sam pointed out that LPAC was charged to look at the Growth Area only and that the CDC was charged to review the Rural Area. Theo noted that he had sent the note to Amanda for distribution to CDC.

Jim felt that it was hard to strike a perfect balance with the proposal between encouraging development and protecting the interests of neighbors. He thought that the public outreach was a good thing to do. Sam asked Jim what could be done to strike a better balance. Jim

said that the only thing that he could think of was strengthening the requirement for buffers and fences between parcels.

Jim left the meeting. Theo reviewed the draft schedule that Amanda and Claudia had prepared. It included possible zoning amendment adoption date by Town Council.

Erin arrived. At the 1/26 CDC meeting the advertising for the 2/26 public meeting will be discussed. Erin suggested sending notices to all builders who had obtained a building permit in the past few years. Depending on the CDC's feedback, LPAC could use the 2/12 meeting to revise the proposal and/or prepare the presentation for the 2/26 public meeting.

Depending on the CDC and public feedback, LPAC may start its Part 2 work as early as March 2015.

Theo reviewed the changes he had made the draft recommendations and Sam asked some questions of clarification.

The growth potential estimate data that Judy prepared was included. Theo reviewed the way the data was developed and what the maps showed. He will print large maps for the CDC meeting so they can be laid side by side.

A hypothetical development scenario was drawn to test how the minimum 5,000 sf lot size would work. Theo reviewed the former Brown property example he had included in the report. He noted that the minimum lot width of 75 feet would push the lots out more as the sketch showed lot widths of approximately 59 feet.

The buildability of a 50 feet wide lot with side setbacks of 10 feet was deemed adequate.

Theo reviewed the suggested zoning map amendments. Sam and Erin were OK with those.

Sam pointed out a misstatement regarding the location of the Stepping Stones property. Theo will fix that.

Theo will finalize the report and send it to CDC and LPAC. All LPAC members are invited to attend the 1/26 CDC meeting at 8 AM. Sam, Sandra, and Erin will attend that meeting.

2. Other Business

There was no other business.

3. Next Meeting

The committee will meet next on February 12, 2015 at 6:00 PM

The meeting was adjourned around 8:00 PM.

After the meeting Theo made one more change to the proposal. He changed the minimum lot width in R-A district from the recommended 75 feet to 50 feet.

Draft minutes prepared by Theo Holtwijk, January 23, 2015