



COMMUNITY DEVELOPMENT COMMITTEE (Town Council Sub-committee)

Members (FY2016)

Karen Farber
Caleb Hemphill
Claudia King

Staff

Amanda Stearns
Nathan Poore
Theo Holtwiik

Approved Meeting Minutes Monday, August 10, 2015

1. C. King called the meeting to order at approximately 8:00 a.m.
2. Year 1 Comp Plan Implementation –

Lot Dimensions (RA) – The discussion from August 3 continued. Setbacks were discussed in conjunction with lot size and lot width previously. It was a consensus that the recommended setbacks remain with the understanding that the side setback may receive some pushback as it is the dimension that would have the most impact on abutters. It was mentioned that the 10 foot dimension is also used as a minimum for expansions and tear down/rebuild of nonconforming structures.

Accessory Dwelling Unit/Duplex – The committee began the discussion on ADUs and duplexes and quickly concluded that they did not fully understand the recommendation. C. King raised the issue of allowing ADUs to be the same size as the primary unit and wondered how that met the “accessory” test. Having a clear goal in mind for each housing type is important. Observations made include:

- Density for ADUs with the new recommended lot size of 10,000 SF would be one unit/5,000 SF where duplex would be one unit/10,000.
- Lot coverage and size of units are the same.
- NRA per unit is absent for an ADU and at 7,500 SF for a duplex.
- Lot width for duplex is 150 and a lot size of 20,000. This would also accommodate two single family lots each with an ADU, resulting in four units.
- Unit size minimums for the primary unit were removed for SFD with an ADU but maintained in all other instances (600 SF). The committee agreed that the minimum should be maintained for all SFDs.

The committee concluded that it would be helpful to have some input from LPAC or Theo regarding the thought process behind what goals were being met with the ADU and the duplex, as well as where the specific recommendations came from. A. Stearns will ask Theo to attend the next CDC meeting and invite along members of LPAC if he thinks it would be helpful.

3. **Other Business** - none

4. **Next Meeting** – August 24 at 8:00 a.m.

NOTE: A special meeting has been scheduled with Theo Holtwijk on Thursday, August 20 at 8:00 a.m. in the Town Hall Large Conference Room

5. **Adjournment** – The meeting was adjourned at 10:00 a.m.

Notes prepared by Amanda Stearns
August 24, 2015