



COMMUNITY DEVELOPMENT COMMITTEE
(Town Council Sub-committee)

Members (FY 2016)
Claudia King, Chair
Karen Farber
Caleb Hemphill

Staff
Amanda Stearns

Meeting Minutes
Wednesday, April 13, 2016

1. **Call to Order** – C. King called the meeting to order at 5:30 p.m.
2. **Approval of Minutes** – The minutes of March 22, 2016 were approved. (changes?).
3. **Debrief of Zoning Introduction and Preparation for Public Hearing**
 - a. **April 25 Hearing Preparation**– The committee agreed that the PowerPoint should be simplified. and reflect some “FAQs” to focus on areas that were of concern to individuals that have attended a workshop or other meeting and expressed concerns or asked questions. Amanda and Claudia will work on the PowerPoint and circulate it to Caleb and Karen for comment. The final version will be posted with the agenda item. Topics to be covered include overall growth/rural boundaries, changes to zoning districts, Water View Overlay District, housing types, location of buildings in the growth area, and growth cap.
 - b. **Schedule moving forward** – The committee reviewed the upcoming months’ schedule and noted the following dates.
 - 1) April 25 – Council hearing
 - 2) May 3 - MRA hearing (tentative) it is important to determine if the Council will direct the MRA to be held
 - 3) May 9 – Council meeting, zoning package could be discussed or voted on
 - 4) May 16 – Council special meeting, zoning package could be discussed
 - 5) May 23 – drop dead date for order to be considered this Council year.
 - c. **Section 19-64.1** – Amanda noted that this amendment was inadvertently left out of the amendment package at the introduction. Since it is a housekeeping measure and not necessary, it can be added at any time. It was agreed that it would be added after the April 24 so to not complicate the hearing presentation.
 - d. **Review feedback since workshop** – The following topics were raised since the February 24 workshop. Amanda is responding to individuals and forwarding the comments on to CDC members

- 1) Views of the water in the Flats neighborhood – it was decided to continue with the amendments as written, recognizing that a number of lots in the WVOD may become conforming and therefore no longer be subject to Conditional Use approval by the BZA. This would eliminate the need to be reviewed with regard to effect on water views.
 - 2) Island zoning – no changes
 - 3) Accessory dwelling units – Amanda has been corresponding with the Staff to the Senior Advisory Committee as they drafted an amendment promoting the reduction of certain standards for accessory units. They are now aware of the ADU amendment as part of this package and are satisfied with it.
 - 4) Carriage Hill neighborhood exemption – A group of residents in this neighborhood are requesting that the process be postponed until more public input is received or to exempt their neighborhood from the changes. The committee felt it is impractical to consider exempting neighborhoods subdivided under the current zoning. Resubdivision would require Planning Board approval and in many instances are governed by more restrictive covenants. The amount of public notice and opportunity for input is considered adequate.
 - 5) Remove the RCZOD from the growth area districts – The study of the RCZO is with LPAC at this time and the CDC will wait until their report is issued before discussing this.
4. Other Business - none
5. Next Meeting – April 19 – Site plan review requirements with Ethan Croce