



## COMMUNITY DEVELOPMENT COMMITTEE

(Town Council Sub-committee)

### Members (FY 2016)

Claudia King, Chair  
Karen Farber  
Caleb Hemphill

### Staff

Amanda Stearns

## Meeting Minutes Wednesday, May 3, 2016

1. **Call to Order** – C. King called the meeting to order at approximately
2. **Approval of Minutes** – The minutes were postponed to a future meeting
3. **Debrief on Council hearing on zoning** – C. King led a discussion on the review of comments from the public at the Council hearing.
  - a. **Accessory Dwelling Units, owner occupancy** – The primary issue was whether or not the Town should add an owner occupancy requirement. Amanda provided some information about surrounding towns. Out of nine reviewed, six do require owner occupancy. The committee decided that this would not be recommended. It adds a restriction to accessory dwellings that we do not currently have. The purpose of the changes is to make accessory dwellings more available as an option for housing.
  - b. **Pocket Parks** – The current practice was reviewed. Parks are the responsibility of the town. The RCZOD requires open space to be created but cannot require public access. Typically open space provides passive recreation and could be very different than a neighborhood pocket park. The committee concluded that this topic is best addressed by the Town in general, the Council and the Parks and Community Programs Department.
  - c. **Growth Cap** – Discussion included the current cap and restrictions on multi-family that the dimensional restrictions basically have prevented any permits to be issued under the current 65 unit cap. These amendments would make multi-family as attractive to development as single family and the impact of that should be balanced with a reduced cap to monitor development the first year. It was noted that in the last couple years exempts units are being permitted in much higher numbers and the town is not yet aware of the impact on services. It was also recognized that the cap in the rural area does not impact the subdivision of land.
  - d. **Anticipated Schedule** – The following schedule represents the most aggressive timeline.
    - 1) May 9 – Council Workshop
    - 2) June 7 – Planning Board MRA hearing
    - 3) July 11 – Order
4. **Next Meeting** – May 11 will be a discussion of the work plan item on site plan review. May 25 will be a meeting with David Chase about a development idea on Route One.
5. **Other Business** – A. Stearns reviewed the amendment change to the Avesta Retirement Community regarding parking requirements. The CDC agreed that the parking should

be restricted to a maximum of parking due to the special nature of the housing, serving low income residents and the risk of losing funding if the site plan needs to be modified to accommodate additional parking.

6. **Adjourn** – The meeting was adjourned at approximately 7:15 p.m.

Approved minutes prepared by Amanda Stearns May 6, 2016