



COMMUNITY DEVELOPMENT COMMITTEE (Town Council Sub-committee)

Members (FY2016)

Karen Farber
Caleb Hemphill
Claudia King

Staff

Amanda Stearns

Meeting Minutes Wednesday, September 30, 2015

Call to Order – C. King called the meeting to order at 5:30 p.m.

Minutes - With a motion by K. Farber and a second by C. Hemphill, the minutes of August 3, 2015, August 24, 2015 and September 15, 2015 were unanimously approved with a correction on the September 15 minutes to strike the third and fourth sentence under Item 3.

Zoning RA/RB - C. King suggested that we review the role of minimum lot size (MLS) and net residential area (NRA) once again so that the committee is sure that it understands completely how the two effect development. A. Stearns responded.

- Minimum lot size is the first threshold that needs to be met for a new lot. It is also the factor used to determine the net density for a subdivision, including an RCZO subdivision.
- Before a lot can be eligible for development, it must also meet the NRA for the district. The NRA is the net area of land once certain restricted areas are removed, such as wetlands, steep slopes, areas encumbered or inaccessible for development.
- The result is that a new lot that has no restrictions could be as small as 10,000 square feet. If there are restrictions, the lot may need to be larger than the MLS depending on the size of the area restricted.

The discussion moved to the overall increase in density that is being proposed for these districts and how multifamily units will be treated. With the proposal to recommend that a one or two unit could be built on a minimally sized lot provided that the NRA could be met for both units, the committee thought that it would be helpful to see a map and understand the number of current lots that would meet the criterial for a two unit. In order for a two unit to be built on 10,000 square feet in the RA District, the lot would need to be a minimum of 10,000 square feet, have no land that is ineligible for NRA and be on water and sewer. The variable of lot size and access to water and sewer can be mapped so A. Stearns will ask our GIS consultant to produce that map. That would provide a representation of the maximum number of lots that would currently be available for a conversion to a two unit.

LPAC Update - K. Farber provided an update for LPAC. They will be meeting on October 22 with Planning and Open Space staff to discuss the current RCZO provisions. Karen will keep the committee up to date on progress made.

Council Work Plan - The Committee shifted gears and reviewed the work plan. The attached work plan is the result of the review. This will be finalized at the October 13 meeting and then forwarded to the full Council.

Zoning Work RA/RB – The committee reviewed the map of non single family units. It was the consensus of the committee that the approach for multifamily should be conservative as it may cause the momentum to be lost for other proposed changes. Amanda will review the various multifamily developments currently in the RA and RB districts and look at density and number of units to help guide the discussion next meeting.

The map reveals that there are relatively few properties that are occupied by multifamily and that it is important that they be integrated properly into any neighborhood. The leaning at this time is to apply the same density to multifamily that would be applied for any other type of dwelling unit.

Other Business - none

Next Meetings – The next meeting will be postponed to October 13 at 5:30 so that everyone can be present.

Adjournment – The meeting was adjourned at 7:15 p.m.