



COMMUNITY DEVELOPMENT COMMITTEE

(Town Council Sub-committee)

Members Present

Claudia King, Chair

Russell Anderson

David Goldberg

Staff Present

Nathan Poore

Amanda Stearns

Meeting Minutes

Monday, February 9, 2015

1. **Approve Minutes** –January 12 and 26, 2015 minutes are attached – D. Goldberg moved to approve both sets of minutes with a correction to page 3 of Jan 26 minutes to strike the sentence “D. Goldberg stated that he had an epiphany. R. Anderson seconded the motion and the minutes were approved unanimously.

2. **Accessory Dwelling Units** – Consider policy statement for Rural Area

C. King asked the committee if they felt they had time to work on a policy statement. She continued that it would be good to have something to present at the public forum to compliment the LPAC work. The ordinance on the books is confusing and inconsistent. For our purposes it works ok, but all are conditional uses right now. There are different sizes allowed for cottages and apartments. Apartments are exempt from the growth cap, cottages are not. Apartments vary in size from 360 to larger than 1,500 square feet. Cottages are limited to 850 square feet. The cap limits cottages to 10 per year. The proposal for the Growth Area is very different.

D. Goldberg wondered if changes would affect the mission for the Rural Area, would changes replace the demand for single family homes. A. Stearns noted that ADUs could be rentals only. C. King stated it is a dwelling unit. R. Anderson noted that most are designed for family members. C. King asked if CDC would want to consider changing the size of an apartment so that it was not as large as a traditional single family. Also the CDC could clean up the language. D. Goldberg responded that unless this was a policy change with long term ramifications, it feels to him that it would be complicating the current recommendations. R. Anderson does not believe this is connected to the current goals. A. Stearns suggested that CDC might recommend to the ReOrg project that this get on the list for cleanup. C. Hemphill suggested that density and size could limit the market for the Rural Area as to not encourage growth. CDC is comfortable with the current policy in the Rural Area and agrees that administrative clean up to clarify the apartment calculations should be encouraged.

3. **RB/MUC Districts** – Consider policy statement for Rural Area (Map of areas identified for rezoning in Comp Plan attached)

Areas 7, 8 and 9 were identified by the Comp Plan as areas that should be reviewed for zoning changes.

Area 7 is MUC and includes an area of the Woodlands Country Club that is fully developed.

Area 8 the committee has discussed in depth during the development of the boundary map. It is currently zoned RB. RB allows twice the density that FF does and allows different uses. These sections of the ordinance are attached.

Area 9 is the RB area around Highland Lake. This area includes both densely developed lots of which many are nonconforming as well as portions of large undeveloped lots. A change in zoning would have an impact in the ultimate build out of the area.

C. King introduced the topic. LPAC has recommended all areas in the Growth Area that are currently zoned FF become RB. She asked if Rural Area implies that all areas should be Farm and Forest. Area 8 and Area 9 are distinct. They are different. R. Anderson asked if the Rural Area should become a zoning district to replace FF? C. King added that we know that the Council wants to encourage use of our infrastructure in the Growth Area. Given this, what zoning should pertain to Area 8?

R. Anderson reviewed the general goals of the Rural and Growth Areas. He believes that there should be zoning distinctions within the Rural Area. Area 8 is not the same as Blackstrap neighborhoods. There is different zoning for good reasons. The new growth caps will apply to all zones, including Areas 7, 8 and 9.

C. King – tend to agree with what is being said. It is Rural in many ways but not all rural in the same ways. The building cap is the overriding factor. Area 8 has a lot of large lots. AS directed to zoning map and lots. Biggest difference is lot size. To move in that direction would not be unusual. D. Goldberg suggested the area in Rural Area bounded by the Presumpscot, Turnpike spur and Growth Area Boundary to the east be rezoned Farm and Forest.

A discussion ensued about the pros and cons. Comments included an equal argument that it should be in the Growth Area, that the goal is to make areas in the Rural Area less dense, that it is already controlled under the permit cap, and that it would be very hard to expand sewer into this area.

C. King suggested that the CDC could decide on Feb. 23rd whether we would consider it. There are lots of differences between FF and RB: lot size, coverage, lot width. Uses in FF differ as well and include large communications tower, personal airstrip, and outdoor recreation.

D. Goldberg remembered that this area accelerated the discussion about growth a year ago. The issue all along was the number of homes. R. Anderson suggested that if we do not want development there the Town should buy the land. C. King stated that there are many large lots, in addition to the land that was slated for development. D. Goldberg suggested that we let the free market do its thing. Area 8 is included in the Rural Area, the cap applies, and the market will affect where homes are going.

N. Poore suggested considering changing the open space requirement from 30 back to 50%. This would allow the same density but preserve more open space. It is a transition area with water

service and abuts the growth area. A. Stearns reminded the committee that there will be two different RB districts, one in the Growth Area and one in the Rural Area.

C. King suggested the committee could leave this for now and move on to discuss the RB Highland Lake District.

4. Outreach Meeting 3

There was some discussion on expanding the meeting to 2 hours.

A. Stearns updated the committee on preparation for the meeting. All invitations will include a RSVP so that we can get a feel for how many may be coming. Theo has prepared an invitation for the email blast and it is included in your packet. This will include all participants in the previous public meetings as well as the News and Announcements subscriber list from the website. A town wide postcard mailing will be done. The proposed language is in your packet. Theo will post a notice on the website front page and keep it updated until the meeting. Background materials will be linked there for easy access.

A copy of the meeting materials is included in the packet as well. There will be an agenda, PowerPoint presentation, Recommendations chart showing the technical aspects of the recommendations. Members agreed that the Recommendation Chart will include a brief introduction and summary.

The committee discussed the PowerPoint at some length and concluded that it was too wordy and dense. They asked that staff edit it to focus on the broader concepts and use the Recommendations Chart to convey the details. A. Stearns will pass on their comments to Theo.

The use of conversation stations for each topic was discussed. The consensus was to have two breakouts, one for the Rural Area and one for the Growth Area. There will be appropriate maps and information at each station.

General comments and questions will occur after the breakouts.

5. Review Draft Report for Outreach Meeting/Council (20 min) – The report has been revised to address the comments made at the last meeting. (report is attached)

There were no critical comments about the draft report. R. Anderson pointed out an inconsistency that will be corrected. The report will be finally reviewed at the Feb. 23rd meeting and then posted for background material. Each report will be posted separately for the Feb. 23rd meeting and combined after the committees make final adjustments in preparation of the Council presentation.

6. **Next Meetings** – February 23rd (review report, discuss Highland Lake RB District; March 9 (wayfinding)

7. **Adjournment** - the meeting was adjourned at 10:20.