



COMMUNITY DEVELOPMENT COMMITTEE
(Town Council Sub-committee)

Members

Ted Asherman
Claudia King
Aaron Svedlow
Hope Cahan (Alternate)

Staff

Ethan Croce

Meeting Minutes

Tuesday, December 11, 2018– 7:30 am
Council Chambers, Town Hall

1. **Call to Order**

The meeting was called to order at 7:35 am

2. **Approval of 11/13/18 meeting minutes**

Motion by Chair Asherman, seconded by Councilor King, to approve the meeting minutes. The minutes were approved unanimously.

3. **Route 100 zoning discussion**

CDC members indicated that they have reviewed all of the prior CDC's draft recommendations related to Route 100 zoning changes. Those proposed changes are described in the "Summary of CDC Actions to-date on Route 100" table that was distributed prior to the meeting and which was presented to the full Town Council and the public in June 2018 by then-outgoing CDC Chair Karen Farber. Current CDC members indicated agreement with the recommendations developed to-date and would now like to address the few outstanding items that the prior CDC did not have the opportunity to fully address.

Ethan recalled past CDC discussion two meetings ago regarding Vision Plan Reference Item DG1. (Flexibility for reuse of existing structures during site plan review). Ethan said that at the last meeting, Councilor Ferrante described her belief that the impetus for this recommendation was due to a misunderstanding that existing buildings needed to be upgraded to meet the Exit 10 Design Guideline's architectural requirements during Site Plan Review. Unlike with the Route One Design Guidelines, this is not true along Route 100. Therefore, it appears as if this Vision Plan recommendation can be considered addressed. The CDC agreed.

The CDC discussed Vision Plan Reference Item AML. (Shared access driveways and lot interconnections where possible.) Ethan described the Town's current access management standards which require driveway/street separation distances, an evaluation of the ability to close/consolidate curb cuts, and an evaluation for the potential of paper street connections. Ethan suggested one way of addressing this item would be to amend the Exit 10 Design Guidelines to include the Route 100 Vision Plan graphic showing the interconnected driveway

concept and to include parallel language mimicking the interconnected driveway language from the now-former Village Center Design Guidelines which Ethan distributed. This language was successful in promoting driveway interconnections along Route One and could be translated to the Route 100 corridor as well. Councilor Cahan expressed some concern that the Planning Board would not have the ability to enforce this design guideline or require connections where it made sense but where a developer did not want to connect. She advocated giving the Planning Board the strongest tools to do their job. Councilor Svedlow pointed out the balance of not having long constructed driveway connections that lead to nowhere or lead to a residential property that never redevelops. The CDC agreed with staff's suggested approach.

The CDC discussed Vision Plan Reference Item PU5. (Evaluate Route 100 landscaped buffer strip requirements). The prior CDC proposed a minor change to the existing regulation to require less landscaping (only two street/canopy trees) in instances where buildings are sited close to the street under the new proposed maximum setback requirement. The CDC determined that no additional changes needed to be made to the buffer requirements at this time beyond those proposed by the prior CDC.

The CDC discussed the prior CDC's recommendation (not from the Vision Plan) which spoke to "*analyzing the appropriateness of all dimensional standards and density requirements in MUC and VMU*". The CDC determined that this was too open-ended and too large of a task to take on at this time. Councilor Svedlow suggested that this item could always be run up the flagpole during next year's work planning. If this idea gets traction, one option could be to assign it to LPAC.

The CDC discussed Vision Plan Reference Item DS6 and the prior CDC's proposal to reduce lot widths in VMU from 150 feet to somewhere between 50 and 75 feet. CDC members suggested going with a 50 foot minimum lot width in VMU. It was recognized that VMU is one of the Town's Growth Areas where more intensive development is contemplated and appropriate. Also, it was recognized that 50 feet is the minimum lot width in the Residential A District and there was belief that VMU should be at least as densely developed as RA. Councilor King posed the question as to whether the Town's ongoing evaluation of the effect of reduced lot widths in the RA District should inform the CDC's decision on reducing lot widths in VMU. Ethan mentioned that new residential development in the VMU obtaining access directly from Route 100 requires Planning Board review, unlike most other areas of town. This is a gesture to the importance of access management along this section of Route 100.

Councilor Svedlow suggested that the more impactful recommendations being made by CDC be highlighted to alert the public to the proposed changes. He suggested that it may be appropriate to send mailings out to VMU residents as an extra measure. The CDC thought a workshop discussion with the full Council, with public comment allowed, prior to final ordinance drafting would be appropriate.

The CDC discussed Vision Plan Reference Item PUI related to allowing additional land uses on existing farms. Councilor Svedlow needed to leave the meeting but stated that he generally supports the concept of helping farms diversify their income stream. Ethan described some different ways to accomplish this goal and mentioned that some additional farming-related uses have been added to the ordinance since the Route 100 Vision Plan was published.

Councilor King thought it would be prudent to start conservative with expanding uses and expressed concern about expanding uses that might go under the radar until an abutter complaint is lodged after-the-fact and then the Town being in a position of backtracking. The CDC agreed to have staff draft a concept for allowing arts and crafts studios associated with farms on a limited scale and to change the definition of arts and crafts studios to allow the sale of art.

At the next meeting, the CDC will take up the one outstanding remaining Vision Plan Reference Item, DS5, related to maximum building setbacks and parking setbacks.

4. Other business

There was no other business.

5. Next meeting date

January 3rd or 7th were proposed as possible meeting dates, either morning or night. Councilors Cahan and King both prefer morning on the 3rd. Councilor Asherman has another meeting on the 7th that goes until 6:30 pm.

6. Adjourn

Meeting adjourned at 9:40 am