

**Meeting Minutes**  
**Residential Project Committee**  
**January 4, 2010**

**Present**

**Planning Board:** Joan Garipay, Michael Hingston, William Dietrich, Judith Esmay

**Staff:** Jonathan Edwards, Vicki Smith, Judith Brotman

The Committee identified policy areas where there was consensus. Before any more work is done on improving the zoning around Goose Pond, the group decided it was important to make sure that the policy areas where there was Committee agreement were also acceptable to the full Planning Board.

The three broad issues that need to be discussed by the Planning Board are:

- 1) A description of the existing character of the development along Sands O' Time Road at Goose Pond: This is a recognized, well defined, settled, fully developed neighborhood, intended for the peaceful enjoyment and recreational use of Goose Pond.
- 2) What guidance does the Master Plan give us? The Master Plan offers:

*Prohibit year-round and discourage seasonal housing on Moose Mountain and the land to the east of Moose Mountain.*

Does this mean there should be no additional seasonal housing in the F district? The Planning Board should address what "discourage" means. Does "discourage" mean to not allow additional dwellings? Does it mean to get rid of existing? The Committee agreed that in this case, zoning should not be modified to eliminate the existing uses and structures.

- 3) What is the vision for the future of the Sands O' Time neighborhood? The Committee would like the zoning to be amended to protect the character of the neighborhood, yet to allow property owners to make limited modifications to their properties without having to come for a variance.

Some specific policy issues were agreed to:

-A separate zone is needed to distinguish the area along Sands O' Time Road and possibly around Goose Pond from the Forestry District and Rural Residential District.

-The new zone needs to represent what has been built there already in terms of use and dimension.

-One goal of the new district is to minimize dimensional non-conformity. Hence, it should make conforming much of what has been built.

-The new zone should provide clarity to guide ZBA if there are variance or special exception requests as well as to give the landowner some certainty about what the vision is for the neighborhood. The ZBA needs guidance if put into the position of acting on special exception requests in the neighborhood. Landowners should not be required to undergo unnecessary procedures.

-Appropriately limiting development in the neighborhood will require a balance between allowing modifications to the existing residences, regulating the creation of new residences and accommodating subdivision and lot line adjustment requests which result in no more dwellings.

- Performance standards might be a good way to regulate modifications to existing structures. If it was easy to change the lots or houses, people would be making those changes so the standards would need to be linked to preserving the neighborhood character.

-Dimensional non conformity should be addressed, but what about use non conformity (there is at least one year round residence along Sands O' Time Road)?

-The Sands O' Time district might incorporate waterfront property only. The zoning future for the east side of the Pond will involve another discussion distinct from the current neighborhood focus.

Judith Brotman pointed out one unanticipated function of the existing non conforming status; it gives the neighborhood some protection from changes that would alter the existing neighborhood character.

The Committee noted that they are talking about land that is owned primarily by folks who live out of town. Once there are some clear policy directions, these will be shared with the owners. They will have ample time to give input when they are in residence at Goose Pond this summer.

Meeting adjourned at 2:35 PM.

Respectfully submitted,

Vicki Smith, Scribe