

RESIDENTIAL PROJECT MEETING

February 8, 2010 -- 1:00 PM
Boardroom

Attendance: Judy Brotman, Bill Dietrich, Jonathan Edwards, Judith Esmay, Joan Garipay, Mike Hingston

In audience: Michael Holland, Deborah Solomon

Draft Goose Pond Objective Statement:

Question about whether a Goose Pond zoning district should include lands on the east side of Goose Pond, in which case the Goose Pond district would not be fully developed.

The "Objective" statement itemizes components of area character: e.g. use, building size and configuration, residential density, and proximity to the shoreline.

Most members felt that the objectives statement is, and will be, very useful to set forth rationale for, and character of, the district.

There was discussion about ways to refine the wording.

Remove Governmental Use: parking as a Special Exception principal use

It is recognized that not all Goose Pond issues are yet settled

Discussion about a proposal from Michael Holland to consider allowing year-round residency at Goose Pond. Can Goose Pond and the rest of the "F" district be treated differently in this regard? The area is not so remote and public services are being provided. However, the seasonal character and environmental impacts bear consideration.

Discussion about next steps:

Basic policy statement

What are the basic problems with the zoning of our neighborhoods?

Nonconformity of existing structures and limitations on their use

Houses that are too big

What can we do to keep the neighborhoods' characters desirable while accommodating evolution?

In-fill in neighborhoods or no in-fill? Can vary by neighborhood

Next meeting: Subcommittee – Mondays, March 1st and 15th at 1:00 PM. Presentation to full Planning Board on March 16th. In the meantime, staff will generate some policy options and approaches, including a paper for the Planning Board to learn about performance and forms based codes.