

**Planning Board  
Residential Project**

**26 May 2009**

**Present:**

**Board members:** Bill Dietrich, Michael Hingston, Judith Esmay

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

Since there was an insufficient number of planning board members to constitute a meeting, the meeting was not a meeting of the Planning Board.

There was brief discussion of performance zoning. Getting rid of ancient uses in the current ordinance such as boarding houses was discussed. All agreed on the need for a broad policy discussion about residential uses, how many people can live in a structure and what forms are acceptable? Is there a difference between a group home and a fraternity or an apartment building? Should student housing in the "I" district be a special exception situation? All of the special exception uses in the "GR" district need review.

The group wants the board to set policy. Property value has to be considered.

On June 9<sup>th</sup> the Board will be asked to read about innovative land use planning tools and there will be a recap of what we saw on the first neighborhood walk. Vicki will find sources for the innovative tools reading.

On June 17<sup>th</sup>, the Board will visit another set of neighborhoods to include: Dresden/Curtiss, Rip, Verona/Hillside/Fairview and Kingsford/Rayton. Members will travel in cars meeting at Thompson at noon.

Meeting adjourned at 11:42 am.

Respectfully submitted,

Vicki Smith  
Acting scribe