

**Residential Project meeting  
June 21, 2010**

**Members Present:** Michael Hingston, Judith Esmay, Kate Connolly, Bill Dietrich

**Public Present:** Tom Green

**Staff Present:** Judith Brotman

#1. Bill Dietrich and Michael Hingston presented a list of 11 concepts that the Residential Project Group has, in the majority, agreed to:

1. We basically like the town the way it is and any recommended changes to our master plan or zoning ordinance should be done with that in mind.
2. We have too many residential zoning districts.
3. These zoning districts do not necessarily conform to neighborhoods and we should be doing our review and making recommendations based on neighborhoods not zoning districts.
4. As we propose changes to our zoning ordinance we will need to adopt concepts from different types of zoning (Euclidian, form based, performance based, etc.).
5. We should seek to reduce the number of non-conforming properties particularly in those neighborhoods, such as the West End, where many or most of the properties are non-conforming.
6. The primary view and experience of the public is a primary consideration in crafting zoning requirements. The primary view and experience of the public is generally that obtained from the street(s) surrounding any property.
7. The interaction between neighboring properties that does not affect the primary view and experience of the public is of secondary consideration when crafting zoning requirements.
8. In the Goose Pond neighborhood the primary view and experience is from the water and dimensional zoning requirements should be designed accordingly.
9. In the West End neighborhood the primary view and experience is from the street and dimensional zoning requirements should be designed accordingly.
10. In the West End neighborhood some increase in density and diversity of population is desirable, but we do not want substantially to increase the number or sizes of buildings such as to change substantially the character of the neighborhood.

11. In the West End neighborhood we want to (a) allow and encourage open porches in the front setbacks perhaps subject to special exception review and (b) locate cars behind houses.

#2. Within the boundaries of the West End Zone:

#1. The Residential Project Group discussed what uses would be appropriate in the West End neighborhood, focusing especially on the concept of preserving the town the way it is now (Item #1-1 above). The consensus of the group was that this was a residential neighborhood – non-residential uses should not generally be allowed.

Kate will do an inventory of existing uses in the neighborhood, to be reviewed next meeting.

#2. The Residential Project Group discussed, in general, what sizes buildings should be to maintain the existing character

The group looked at the Zoning Ordinance definition of height, and what that definition could potentially mean to this neighborhood.

It was suggested that in light of the uses and height discussion, another group tour of the West End neighborhood could benefit the group with respect to its understanding of how those two issues impact the neighborhood.

The Group would be looking at the sense of street scale, the height of several of the taller structures, and the uses (residential mix).

3. It was decided, weather permitting, to meet on June 28<sup>th</sup>, at 2 pm, in the Municipal Building parking lot for a tour of several specific areas of the West End neighborhood. In the event of rain, the Residential Project Group will meet in the Municipal Building Board Room.

4. The meeting adjourned at 4 pm.

Respectfully submitted,  
Judith Lee Shelnuttt Brotman