

**Planning & Zoning Commission
Regulations Committee - Village District Sub-Committee**

Minutes – May 19, 2008

Present: Sally Carlson-Crowell, Janet Edgerton, Nancy Fischbach, Peter Howard, Cathie Jefferson, Mary Luscomb, Jane Samuels, Bill Stamm (wrsjr@comcast.net)

Absent: Paul Gurda, Richard King, Charlotte Lazor, Katie Russell

Guest: Torrance Downes (CRERPA)

After discussion, it was determined that the regular meeting date for the Village District Sub-Committee would be the first Thursday each month at 4:00, starting in June (June 5th).

In order to consider the draft map (dated 5/5/08) in context, the committee first reviewed the primary uses for each district. It was noted that there were uses which would be appropriate in the transition zone on Main Street which would not be appropriate in the transition off Main Street. Therefore, the draft schedule was modified to divide the transition zone further, as follows. (Highlights below indicate when use varies between Village Commercial and Village Mixed Use On Main or between Village Mixed Use Off Main and Village Residential.)

	<u>Village Commercial</u>	<u>Village Mixed Use On Main</u>	<u>Village Mixed Use Off Main</u>	<u>Village Residential</u>
4.10.1 <u>Single Family Dwelling</u> , not to exceed one such building per lot a) over 4000 sq feet in area and in Gateway Conservation Zone b) all others	n/a X	n/a AZP	n/a AZP	n/a AZP
NEW. Two-family Residence	X	undecided	undecided	undecided
NEW. Multi-family residence	X	undecided	undecided	undecided
4.10.2 <u>Commercial Agricultural Operations</u>	X	X	X	X
4.10.3 <u>Forestry and forest reserves, fish and wildlife refuges</u>	X	X	X	X
4.10.4 <u>Federal, State and Town buildings and uses</u>	SxP	SxP	SxP	SxP
4.10.5 <u>Public Utility and Governmental Buildings and facilities</u>	X	X	X	X
4.10.6 <u>Railroad Passenger Stations</u>	X	X	X	X
4.10.7 <u>Public and private schools, colleges, universities and other educational institutions</u>	X	X	X	SxP
NEW. Non-academic school	SPA	SxP	X	X
4.10.8 <u>Day Care Facilities</u> , a) Adult b) Child	X X	SxP w/student limits	X X	X X
4.10.9 <u>Camps</u> , defined in Sect. 2	X	X	X	X
4.10.10 <u>Churches, parish houses and other religious institutions</u>	X	SxP	SxP	SxP
4.10.11 <u>Membership clubs and associations</u> , social in nature a) of 3,000 sq. ft. or less in total floor area b) in excess of 3,000 sq. ft. total floor area	X X	SxP SxP	X X	X X
4.10.12 <u>Public or private hospitals, sanitarium, convalescent homes, nursing homes, rest homes, and other medical institutions</u>				
RENUMBER. Hospitals	X	X	X	X
RENUMBER. Sanitarium, convalescent/nursing/rest homes	X	X	X	X
4.10.13 <u>Assisted Living Facilities</u> w/bed limit, min. lot size, spec. standards	X	SxP	SxP	SxP
4.10.14 <u>Cemeteries</u>	X	X	X	X
4.10.15 <u>Mortuary and funeral homes</u>	X	SxP	X	X
4.10.16 <u>Bed & Breakfast facilities</u>	SxP	SxP	SxP	SxP
NEW <u>Inns</u>	SxP	SxP	X	X
4.10.17 <u>Hotels and Motels</u>	X	X	X	X
4.10.18 <u>Planned Conservation Developments</u>	X	X	X	X
4.10.19 <u>Golf Courses</u>	X	X	X	X

4.10.20 Public or Private Passive Recreational Facilities	X	X	X	X
4.10.21 Commercial Boarding and/or Riding Stables	X	X	X	X
4.10.22 Outdoor Private &/or commercial recreation facilities for tennis, racquetball, gymnasium, gymnastic studios, swimming and health clubs,	X	X	X	X
4.10.23 Indoor Commercial recreation and entertainment facilities, RENUMBER. Theater (stage or cinema)	SxP	X	X	X
4.10.24 Private and/or commercial boat clubs, yards, docks, marinas and similar boating facilities	X	X	X	X
4.10.25 Private and/or commercial inland marinas	X	X	X	X
4.10.26 Veterinary Hospitals for cats and dogs without outdoor runs	X	SxP	X	X
4.10.27 Retail businesses a) 3,000 sq. ft. or less in total floor area b) excess of 3,000 sq. ft. total floor area	SPA SPA	SPA* X		X X
4.10.28 Retail businesses, traditional in nature but which require disproportional display area, such as furniture and major appliance stores	SxP	X	X	X
4.10.29 (intentionally blank)				
4.10.30 Restaurants with or without service of alcohol a) of 3,000 sq. ft. or less in total floor area b) in excess of 3,000 sq. ft. total floor area	SPA SPA	SxP SxP	X X	X X
4.10.31 Drinking establishments	SxP	SxP	X	X
4.10.32 Preparation or food processing with sale of food products on the premises and distribution of same.				X
NEW. Food preparation for retail, on-site sale	SxP	SxP	X	X
NEW. Food Preparation for wholesale distribution	X	X	X	X
4.10.33 Lumber and home construction supply yards a) With outdoor display or storage b) Without outdoor display or storage	X X	X X	X X	X X
4.10.34 Landscape businesses	X	X	X	X
4.10.35 Rental of tools, light machinery, and equipment for home and/or business use	SPA	SPA	X	X
4.10.36 Retail and wholesale sale or rental of farm, construction or industrial equipment	X	X	X	X
4.10.37 Offices for business, financial, computer services, and other similar professional services, not otherwise listed	SPA	SPA	SxP, w/size limit (4 empl)	SxP, w/size limit (4 empl)
4.10.38 Offices for business, financial, computer services, and other similar professional services, not otherwise listed with accessory drive-through	SxP	X	X	X
4.10.39 Medical Offices	SxP	SxP	SxP, w/sq ft or exam rm limit	SxP, w/sq ft or exam rm limit
4.10.40 Real Estate Offices	X	SPA	SPA	SxP
4.10.41 Mixed use buildings	Require SxP for development or redevelopment of property, then require SPA/SxP for change in commercial space and AZP for change to residential space			
4.10.42 Light manufacturing, fabrication, processing, food processing, compounding, treatment, assembly, maintenance, repair or packing of goods or products	X	X	X	X
4.10.43 Non-Retail Laundering and Dry Cleaning Processing, Tool and Die, Printing and Publishing Establishments	X	X	X	X
4.10.44 Scientific, research and clinical laboratories	X	X	X	X
4.10.45 Gasoline Stations, motor vehicle dealerships, and motor vehicle repair services	X	X	X	X
4.10.46 Adult Entertainment Business	X	X	X	X
4.10.47 Conversion of existing structures to residential or commercial condominium use	Use to be deleted in its entirety by PZC			undecided
4.10.48 Rear Lots	X	X	X	X
4.10.49 Communication Towers	X	X	X	X
4.10.50 Multi Family or non-residential development in Gateway Zone,	n/a	n/a	n/a	n/a
4.10.51 Earth Filling and Removal	X	X	X	X
4.10.52 Lot Line Revision	AZP	AZP	AZP	AZP
4.10.53 Change of Business Name or Business Ownership	AZP	AZP	AZP	AZP
NEW. Public parking lot, private or municipal	SPA	SPA	X	X

NEW. Group Home/Halfway House	X	X	SxP	SxP
NEW. Museum (open to public)	X	SxP *	SxP	X
NEW. Community Center (public or non-profit)	X	X	X	X
NEW. Library a) public	SxP	SxP	X	X
b) private (with special standards)	x	SxP	SxP	SxP

During the review, the following general concepts were agreed upon:

1) As in Village Residential district, commercial uses should not be permitted in any new construction in Village Mixed Use district off Main St.. Mixed Use buildings must be at least ten years old. This would be to ensure that an older structure is not torn down in order to build new, just for commercial purposes.

2) As in Village Residential district, one unit in mixed use buildings might be required to be owner-occupied in Village Mixed Use district off Main St.

3) Although not all shown on the above table, special standards would be developed for many of these uses, such standards possibly being different for each of the four areas. The sub-committee was also reminded that special standards could also be established based on other geographic criteria, such as north of Bridge Street, south of Essex Street. Such standards could involve use, intensity of use, bulk/lot requirements, and/or design.

4) All were reminded that although suitable parcels of land might not exist right now for some of these uses in the Village District, such parcels could be assembled in the future by the accumulation of smaller parcels, and thus it was important that we consider the suitability of all these uses.

Furthermore

1) A definition for Inn (vs. hotel and B&B) needs to be provided, but for now the distinction was noted as being the presence of a restaurant which serves the general public and not just breakfast to guests.

2) If owner-occupancy were to be required for mixed use buildings, it was not determined whether it would have to be the commercial or residential unit, or whether occupancy of either unit would satisfy concerns.

3) Torrance will check on the degree to which Group Homes, like small day-cares, could be regulated.

There was a question as to whether they could be regulated even if they could not be prohibited.

4) It was agreed that Main Street needed to be protected as a tax base.

Review of the accessory uses was tabled.

The map which Cathie Jefferson drafted showing the boundaries for the Village Residential, Mixed Use and Commercial zones was then reviewed. It was clarified that although the lots on Crescent Street were shown as fronting Main St., they indeed do not front Main, and therefore would be considered as such in the table of uses. General discussion followed regarding Union Street, the larger Mixed Use area west of Main Street as compared to east of Main, and whether the few lots on Essex Street from High Street (both sides) to Platt and Burroughs Lane should be included. Concerns were voiced about traffic on Elm Street.

The consensus was that this map (of 5/05/08) would be used as is for a base, working document, but that all understood that justification could be made for different boundaries. Thus, it was determined that in order to address the concerns of residents, especially those owning properties in the proposed Village District, that an informational meeting be held before any formal proposal and public hearing and that there be multiple maps presented equally at that meeting to communicate to property owners that we understand the various pros and cons and want to hear from those most affected before making a final proposal. It was also clarified for the sub-committee that even once we reach public hearing stage that changes can be made to the proposal based on public testimony. (Larger copies of the map will be distributed at the next meeting.)

At the next meeting, June 5th, the sub-committee will discuss the lot and bulk requirements. Nancy asked all to be sure to bring their copies of minutes, maps, etc. to meetings to eliminate unnecessary photocopying.

The meeting adjourned at 6:00 p.m.

Respectfully submitted,

Nancy Fischbach

05/21/08