

**Planning & Zoning Commission
Regulations Committee - Village District Sub-Committee
Minutes – September 11, 2008**

Present: Sally Carlson-Crowell, Janet Edgerton, Nancy Fischbach, Peter Howard, Cathie Jefferson,
Mary Luscomb, Jane Samuels

Absent: Richard King, Charlotte Lazor, Katie Russell, Bill Stamm

Guest: Torrance Downes (CRERPA)

Nancy distributed the village zone summaries which list the uses and lot requirements for Village Commercial, Village Residential and Village Mixed Use. The committee reviewed summaries along with the maps which Nancy sent out after the August meeting.

There was a brief discussion as to which maps and schedules to use for the public presentation and it was agreed that would be discussed further once a public information meeting had been scheduled and once the committee's recommendation was finalized. It was a consensus, however, that the committee's recommendation would not be Plan A or Plan Z, but something in-between. Furthermore, although the presentation would include a recommended map and variations off of that, it would not include options for the schedule of uses and the lot requirements.

Plan R was used as the basis of discussion for this meeting.

The following changes to the schedules were agreed upon.

Commercial - Uses

- Add "Inn" to the Bed & Breakfast use, and special standards would be developed for it.
- Hotels and Motels were deleted as a permitted use.
- For Indoor Commercial Recreation and Entertainment, remove "bowling alleys, skating rinks, swimming pools, night clubs, and theaters" as examples, and add "gaming rooms/arcades".
- We need to check whether regulations allow entertainment in Drinking establishments.
- "Mixed Use Buildings" will be deleted from the schedule of uses and the restrictions/requirements for them would be moved to the Special Standards section 7A.

Commercial – Lot Requirements

- After a lengthy discussion it was agreed that the front setbacks south of Lafayette/Essex should vary more. It was understood that increasing the front setback too much might encourage parking in front of buildings, which is not desirable. The setback range from 10 to 25 feet for that area.
- (It was noted that the table was missing the "Maximum Permitted" sub-head between 5.6.9 & 5.6.10.)

Residential – Uses

- Two-family would be permitted so long as one unit were owner-occupied. It was agreed that this is a use where public input would be particularly helpful.
- Prohibit Multi-family. It was agreed that this, too, is a use where public input would be helpful.
- Delete "Mixed Use Buildings" from the schedule of uses and the restrictions/requirements for them would be moved to the Special Standards section 7A.
- Conversion of existing structures to condominium, although shown on the schedule distributed, has already been removed from the regulations by the P&Z.
- Multi-family or non-residential in Gateway has been deleted as none of the area being considered for Village is in the Gateway district.

Residential – Lot Requirements

- It was agreed front setbacks should vary more, so the range was set at 10– 35 feet, instead of 15 - 25.
- In order to better manage the proportions within the district, the maximum footprint of a one-story building was set at 2500 sq. ft. and for a two story building at 1500 sq. ft.

The Mixed-Use uses and lot requirements would be reviewed at the next meeting.

Next Meeting

Thursday, October 2 at 4:00 p.m.

Respectfully submitted,
Nancy Fischbach
09/23/08