

**Planning & Zoning Commission
Regulations Committee - Village District Sub-Committee
Minutes – July 3, 2008**

Present: Sally Carlson-Crowell, Nancy Fischbach, Peter Howard, Cathie Jefferson, Katie Russell, Jane Samuels

Absent: Janet Edgerton, Richard King, Charlotte Lazor, Mary Luscomb, Bill Stamm

Guest: Torrance Downes (CRERPA)

1. Review of setbacks discussed at June meeting.

It was clarified that the setbacks for side yards had been expressed as minimums, but the setbacks for front lot lines were maximums. Although adjacent “segments” of Main Street might have the same setbacks, Nancy asked that the committee still consider them as separate units in case other lot and bulk requirements vary one to the other.

There was no change to North of Elm/River to Village.

For north of Village to High, there was a discussion regarding the use of the street line, property line/right of way line and whether a minimum landscape requirement in front should be measured from the street line or the property line. It was agreed that the measurement should be from the street line and the depth of the landscaping should take priority over meeting the setback requirement and that provisions should be made that the setback may not be varied (by ZBA) in order to not meet landscape requirement.

There was no change from north of High to Spring and Kirtland nor south of Elm/River to Lafayette and Essex. The front setback for south of Lafayette/Essex to Church should have a front setback of 15-25 feet, not the 0-10 previously discussed. And Church to Union should also be 15-25 feet maximum.

As an aside it was clarified that the Historical Society and Devitt’s Field should remain as Preservation District and not be changed to Village.

Setbacks, revised 7/3/08	Village Zone	Any One Side Yd (min.)	Total of Both Side Yds (min.)	Front Setback (max.)
North of Elm/River Streets to Village St. on the west side and to opposite Village St. on the east side	Comm	0-5	15	0 - 10
North of Village to High Street on east side and opposite High on west side	Comm	0-5	15	0 - 10
North of High to Spring and Kirtland Streets	Mixed	0-5	15	0 - 10
South of Elm/River Streets to Lafayette and Essex Sts.	Comm	0-5	15	0 - 10
South of Lafayette/Essex to church property on west side and opposite Church St. on east side	Comm	0-5	15	15 - 25
Church and south of Church St. on west side and opposite Church St. on east side to Union Street	Mixed	0-5	15	15 - 25

2. Discussion of other Lot and Bulk Requirements along Main St.

It was noted that 100 foot frontages might promote horizontal buildings, but that regulations could require a minimum space between structures and multiple buildings. It was decided that a lot width of 70 feet would be better, with the building short end to the street and the entrance facing the street.

In order to maintain the village scale, the recommendation was to reduce the minimum gross lot area to 20,000 SF from 30,000, and the net buildable lot area to 15,000 SF from 20,000. Another new requirement would be that the building façade facing the street be no greater than 50’ so the bulk of the building does not present to the street. The rest of the lot requirements were left as drafted on Feb. 20, 2008.

3. Next Meeting: August 7. Mixed Village lot requirements will be discussed, followed by Village Residential.

Respectfully submitted,
Nancy Fischbach
08/07/08