

## **Planning & Zoning Commission**

### **Regulations Committee Village District Sub-Committee**

**Minutes  
October 1, 2008**

Present: Sally Carlson-Crowell, Nancy Fischbach, Cathie Jefferson, Jane Samuels

Absent: Torrance Downes, Janet Edgerton, Peter Howard, Richard King, Charlotte Lazor, Mary Luscomb, Katie Russell, Bill Stamm

Nancy distributed the summaries which list the uses and lot requirements for Village Commercial and Village Residential as revised at the last meeting and Village Mixed Use. All agreed that there were not enough committee members present to work on the Village Mixed Use.

Sally asked about the appropriateness of including areas such as Kirtland St. and River St. to the water. It was agreed that it would be better to begin with the areas we were already working with and expand the Village District in the future based on the success of the initial Village area. Plus, it would be necessary to amend the Town Plan to include these additional areas since State Statutes require the area proposed for a Village District to be identified in the Plan.

Sally also asked about the two-family and multi-family structures which already exist within the proposed boundaries of the Village District. Cathie explained how they would be grandfathered and could even be rebuilt in the event of a fire, so long as there were no expansion.

The committee expressed a concern that the poor turnout for the meeting might reflect a change in the commitment levels of the committee members, especially those who had not advised they would be absent. A discussion of what work was remaining ensued, with Nancy identifying four steps, which might be able to be completed in one meeting each if all were in attendance. The four steps are: Finalize Uses and Lot Requirements as well as boundaries, Design Standards, Special Standards, and preparation for the public information meeting. That would take the committee through the February meeting, so a goal was set to conduct the public meeting in March.

Next the committee discussed the scheduling of future meetings. Nancy had not heard from enough committee members as to their availability on Mondays at 4:00 or Thursdays at 5:00. Nancy will continue to try to get consensus through emails.

The next meeting, pending any change in schedule as noted above, will be Thursday, November 6 at 4:00. Nancy will ask all members to be more communicative about not being able to come to a meeting.

Respectfully submitted,  
Nancy Fischbach

10/3/08