

March 6, 2014

Special Meeting

7:30 p.m. Upper Level Meeting Room

MEMBERS PRESENT: Mr. Carey, Mr. Frank, Ms. Gager, Mrs. Jahnke, Mr. Rimsky

ALTERNATE PRESENT: Mr. Bedini

STAFF PRESENT: Mrs. Hill

Ms. Gager called the meeting to order at 7:37 p.m. and seated Members Carey, Frank, Gager, Jahnke, and Rimsky. She noted there was no subsequent business to add to the agenda.

Consideration of the Minutes

MOTION:

To accept the 2/10/14 Special Meeting minutes as written.

By Mr. Frank, seconded by Mr. Carey, and passed 5-0.

Plan of Conservation and Development:

Ms. Gager reported that she had advised Mr. Looney that the dates for the public hearing and subsequent adoption of the Plan had been pushed back. At previous meetings the Commission had discussed Mr. Hileman's and Mr. Frank's comments regarding the revised draft and at this meeting it planned to discuss Mrs. Hill's comments and the deletions from the October draft action agendas. Mr. Frank noted he had comments from the Conservation Commission, but it was decided to consider these after the final public hearing draft had been referred to the land use commissions for review. Mrs. Hill's memo, "Review of Wayne's Latest Version of Action Agendas - Sent 1/30/14" and Mr. Hileman's 3/6/14 email were reviewed. The commissioners noted that while Mr. Hileman urged the Commission to keep the POCD as brief as possible, it was important not to delete substantive issues. All but two of the issues discussed were resolved. It was the consensus the following revisions to the public hearing draft POCD should be made:

Pages 11 and 13:

Page 11 in the Goal under #1 and the last bullet at the bottom of the page and page 13 under Goal #1: Change "arrest" to "attempt to reverse."

Pages 13-14:

It was agreed Goal #1 and Goal #2 are contradictory as written. In Goal #2 change "accept" to "monitor." This would also require a corresponding change on page 11 in the Goal under Issue #2.

Page 14:

Goal #4, first Strategy: It was agreed there should be two sentences: 1) "The Planning and Zoning Commissions should work together to determine the boundaries of the village centers." 2) "Revise the Zoning Regulations to increase residential density by Special Permit in the village centers and in other areas of Town as appropriate." Corresponding changes will be needed in the text on page 12 in the bullet at the bottom of the page.

Page 14:

Goal #4, first strategy: Add: "...and to permit small scale assisted living facilities and other congregate housing opportunities to enable seniors to continue to live in Town."

Pages 14-15:

Add to action agenda: "Encourage equal attention to the development of moderate priced housing as part of the Town's affordable housing strategy." And make corresponding addition in the Demographics and Housing text (possibly under Issue #4 on page 12.)

Pages 14-15:

Restore this recommendation to the action agenda: "Restore annual funding to the Housing Commission to help it pursue opportunities for workforce and moderate income housing."

Pages 14-15:

Restore this recommendation to the action agenda: "Encourage residential developments within the village centers to have a percentage of units set aside as affordable."

Page 17:

Second paragraph under Zoning: Change the fourth sentence to: "Expanding the existing business district boundaries on a case by case basis to include these lots in their entirety or to permit them to be used for commercial purposes by Special Permit could promote greater economic vitality in the village centers."

Page 22:

First strategy under Goal #1: Revise to: "Modify regulations to increase commercial and mixed uses in the business districts and to allow appropriate commercial development on multi zoned lots."

Page 22:

First strategy under Goal #1: UNRESOLVED: AS WRITTEN, THIS WOULD INCLUDE THE GREEN. IS IT THE COMMISSION'S INTENT TO INCREASE COMMERCIAL USES IN THE GREEN?

Page 22:

Restore this recommendation to the action agenda: "Identify potential sites for new businesses and actively recruit potential businesses for these sites." Also change the first sentence of Issue #3 on page 22 so that it doesn't conflict with this action agenda.

Page 23

Change the first strategy under Goal #2 to: "Create a job description and hire a part time Economic Development Director to provide municipal support and technical assistance to existing and potential local businesses." The responsible parties for this strategy are the Planning Commission and Board of Selectmen.

Page 23:

Goal #2: Restore the recommendation to the action agenda: "Establish a designated economic development budget line item so that funding for economic development programs and activities is available on an annual basis."

Page 29:

Last bullet under General Village Goals: Add to end of first sentence: "...by allowing appropriate commercial development on multi zoned lots."

Page 32:

UNRESOLVED: THE ACTION AGENDA DELETED THE REFERENCE TO FLOODPLAIN SETBACKS, BUT PAGE 29 CONTINUES TO STATE THAT NEW DESIGN OPPORTUNITIES FOR LIMITED RESIDENTIAL AND COMMERCIAL USE WITHIN THE FLOODPLAIN SHOULD BE REVIEWED.

Page 32:

Fifth goal under General Village Center Goals: Add to end of sentence: "...by allowing appropriate commercial development on multi zoned lots."

Page 33:

Move the fifth strategy under Goal #3 (need to insert #3) re: parking behind structures to page 32 under General Village Center Goals and change the wording to: "Modify Zoning Regulations to require buildings as appropriate to be closer to the road and locate parking behind structures." This would also have to be reworded and moved from Marbledale on page 31 to General Village Center Goals on page 29.

Page 43:

Goal #1: Restore the recommendation to the action agenda: "Make the sustainability goals identified in this chapter as the core of land use regulation and Town infrastructure practices."

Page 43:

Change the second strategy under Goal #2 to: "Reinstate the budget for the purpose of maintenance and monitoring of open space."

Page 43:

In the second strategy under Goal #3: Add infiltration systems and vegetated buffers. Also, make the Inland Wetlands Commission the main responsible party.

Page 43:

Restore the recommendation to the Sustainability action agenda: "Consider amendments to the Zoning Regulations to minimize total site disturbance and incorporate low impact development techniques such as the use of permeable surfaces for driveways and parking areas, and other green building practices."

Page 49:

Goal #2, strategy #2: Add: "and the importance of wetlands" to the end of this sentence. Also add: "and the importance of wetlands" to the fifth bullet re: conducting educational programs... under Issue #1 on page 47.

Page 50:

First strategy under Goal #3: Change the second sentence to: "Enforce and improve outdoor lighting and fence regulations."

Page 50:

Goal #3: Insert recommendation from the October draft: "Study ridgeline protection and development design regulations, analyze their appropriateness for Washington, and revise the Zoning Regulations accordingly."

Page 50:

Change Goal #4 to: "Encourage the preservation of farmlands and architecturally and historically significant farm buildings."

Second strategy under Goal #5:

Change to: "...consider improving the design review process." A corresponding change is needed in the first bullet at the top of page 49.

Page 55:

Goal #2: Combine strategies #2 and #3.

A Special Meeting was scheduled for Tuesday, March 18, 2014 at 7:30 p.m. in the Upper Level Meeting Room to continue discussion of Mrs. Hill's comments, the action agendas, and the maps.

Plaza Improvements:

Mr. Rimsky noted that a meeting of the Plaza Improvement Committee had been scheduled for March 11 to review the RFQ's that had been received.

Land Use Workshops:

It was noted Mrs. Hill had sent the commissioners an email re: upcoming land use workshops to be conducted by the Northwest Hills Council of Governments.

MOTION:

To adjourn the meeting. By Mr. Frank.

Ms. Gager adjourned the meeting at 9:35 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Janet M. Hill, Land Use Administrator