

Planning & Zoning Commission

Regulations Committee Village District Sub-Committee

Minutes March 9, 2009

Present: Torrance Downes, Janet Edgerton, Nancy Fischbach, Peter Howard, Cathie Jefferson, Jane Samuels

Absent: Sally Carlson-Crowell, Richard King, Charlotte Lazor, Mary Luscomb, Katie Russell, Bill Stamm

The meeting began with a discussion of the relationship between the Design Advisory Board (DAB) and the Village District. It was agreed that although the two were separate, and either could exist without the other, that the two were complementary. The pending ordinance provides for the proposed DAB to review development in the Commercial and Industrial zones, with minor involvement for large homes in the Gateway Conservation zone.

It was agreed that the Design Advisory Board would be better equipped to develop Village District regulations which address aesthetics, but that the Village District sub-committee should include in the proposed regulations those design elements which are currently in the Deep River regulations. However, it was noted that the DAB could serve a compliance function for development in the Village Districts.

Nancy distributed the following: 1/19/09 draft Schedule of Uses, along with the 10/2/08, 1/16/09, and 1/16/09 summaries of uses and lot requirements for the three village districts.

Using the Schedule of Uses, the committee amended the preliminary list of Special Standards of 1/21/09, as follows:

USE	NOTES	SPECIAL STANDARDS
4.10.1B Two-family residence	Delete from Village Residential; allow in Mixed only	a. Not fronting Main St. (Parking already covered in regs, septic covered by health code)
4.10.1C Multi-family residence		a. Maximum of 4 units b. Average unit of no more than 1.5 bedrooms, with studio counting as one bedroom
4.10.7B Non-academic school		a. Provisions for safe drop-off and pick-up
4.10.8 Day care facilities	Delete from Village Residential; allow in mixed only. Residential home-care regulated by state separately.	a. Not fronting Main St. b. Provisions for safe,adequate, and off street drop-off and pick-up
4.10.13 Assisted living facilities		Use existing 7B.11 standards; nothing further needed
4.10.16A Bed & Breakfast	Add definition as noted below. <i>Did we want to make minimum room size an average to facilitate re-use of antique homes and not have 7 tiny rooms?</i>	a. Min. 100 SF per room b. No more than two adults, one child permitted per room c. Max. 3 BR in Village Residential 5 BR in Mixed Village 7 BR in Village Commercial
4.10.16B Inns	Add definition as noted below Add permitted in Mixed Village off Main St. <i>Did we want to make</i>	a. Min. 100 SF per room b. No more than two adults, one child permitted per room c. No room limit for existing structures; maximum 12 rooms for new construction

	<i>minimum room size an average to facilitate re-use of antique homes and not have 12 tiny rooms?</i>	and for combination of existing and new construction
4.10.27 Retail		No further standards deemed needed
4.10.30 Restaurants w/ & w/o alcohol		≤3000 SF total floor area if not abutting Main St.
4.10.32 Food preparation 4.10.32B		Safe and adequate off-street provisions for deliveries
4.10.37 Office for business, etc.		No more than 4 employees (in Vlg Res.)
4.10.39 Medical office		Vlg. Res.: No more than 2 exam rooms Vlg. Mixed: No more than 5 exam rooms
Public Parking Lot		Existing parking regs deemed adequate
Museum		a. Min. lot size: 1 acre b. Additional 10' landscaped buffer (over existing regs) to any abutting lot zoned Residential or Village Residential
Historic Home Museum	NEW in Village Residential	
Community Center	Add "free-standing or as primary use", i.e., not as accessory use to school, church, etc.	a. Min. lot size: 1 acre b. Additional 10' landscaped buffer (over existing regs) to any abutting lot zoned Residential or Village Residential
4.10.103 Incidental storage	Add for all zones, including non-Village	Add "RV, trailer camper, etc." to vehicle list b. Store in side and rear yards only c. Minimally visible from any public way

Proposed definitions:

Bed & Breakfast	Overnight accommodations with no meal service, other than breakfast for overnight guests
Inn	Overnight accommodations with a meal other than breakfast for overnight guests and with any meal for non-guests.

Nancy noted that Sally Carlson-Crowell who had been a regular attendee at meetings was not able to come to Monday (or Wednesday) meetings. The other "regulars" not present were Charlotte Lazor and Mary Luscomb and Nancy advised that she had not heard from either regarding attendance today. Since other "regulars" are not able to come on Tuesday or Thursday, resulting in no gain of attendees, it was decided to keep the meeting schedule as is, the second Monday each month at 3:30 pm.

Respectfully submitted,
Nancy Fischbach

3/13/09