

Planning & Zoning Commission

Regulations Committee Village District Sub-Committee

Minutes April 13, 2009

Present: Torrance Downes, Janet Edgerton, Nancy Fischbach, Peter Howard

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

The Village District Sub-Committee meeting convened at 4:05 pm in the small meeting room at Deep River Town Hall.

The Committee reviewed the full list of Special Standards (dated 4/13/09) and made the following changes (note, these are only the changes from the draft list):

| USE | ZONE changes | Changes to draft of STANDARDS |
|---|--|--|
| 4.10.1B Two-family residence | eliminate Main St. exclusion | |
| 4.10.5 Public Utility (Note: This is for equipment facilities, not offices.) | allow in Mixed Village, not fronting on Main St | appearance to be residential |
| 4.10.7A Schools, colleges | allow in Mixed Village off Main St. as well as Residential Village | Existing school standards sufficient |
| 4.10.11 Membership Clubs | | Any standards specific to the club's activities would apply. Also use existing Neighborhood Commercial Membership Club regulations (move from §7A to §7B. |
| 4.10.12B Sanitaria/convalescent/nursing homes | Allow in Mixed by SxP | Use existing 7B.11 standards; limit to 20 beds |
| 4.10.13 Assisted Living | | Use existing 7B.11 standards; limit to 10 units |
| 4.10.15 Mortuaries, funeral homes | Also allow in Village Commercial south of Essex St. | Up to 50% of parking requirement may be satisfied by on street or off site parking (since parking is needed only a few times a week for only a few hours at a time) |
| 4.10.16A Bed & Breakfast | | a. Min. 100 SF per room on average and d. Special events (weddings, etc.) to be allowed only as approved in original application, or as it may be amended. Statement of use to be specific as to frequency, hours, and size of such events. |
| 4.10.16B Inns | | a. Min. 100 SF per room on average and d. Special events (weddings, etc.) to be allowed only as approved in original application, or as it may be amended. Statement of use to be specific as to frequency, hours, and size of such events. |
| 4.10.23A Indoor commercial recreation | | None needed |

| USE | ZONE changes | Changes to draft of STANDARDS |
|--------------------------------------|---------------------|---|
| 4.10.23B Theater | | None needed |
| 4.10.27 Retail | Commercial | No further standards deemed needed |
| | Mixed | a. 1000 SF or less total retail usage per lot (not per structure) if not fronting Main St. b. 3000 SF or less if fronting Main St. |
| 4.10.28 Retail, large floor area | | None needed |
| 4.10.30 Restaurants w/ & w/o alcohol | Commercial | ≤3000 SF total floor area if not abutting Main St.; needs parking adjustment? |
| | Mixed | Use existing Neighborhood Commercial regs; needs parking adjustment? |
| 4.10.31 Drinking Establishments | Commercial | As previously noted |
| | Mixed | 1500 SF or less |
| 4.10.32 Food preparation 4.10.32B | | Safe and adequate off-street provisions for deliveries |
| 4.10.37 Office for business, etc. | Mixed | No more than 15 employees |
| 4.10.38 Business w/drive-thru | | Existing standards |
| 4.10.40 Real Estate Office | | None needed |
| Public Parking Lot | | Existing parking regs deemed adequate |
| Historic Home Museum | Add in Mixed by SxP | |

2. DESIGN. Nancy asked all to read through the listing of existing design-type regulations for discussion at the next meeting. It was noted that exclusions or different design criteria might needed for residential structures in the commercial and mixed village districts, but that commercial design regulations would be needed for commercial structures in the residential village district.

There was a consensus that the design regulations for a proposed Village District should be as simple as possible and should reflect minimal change from the existing design elements called for in the Deep River Zoning Regulations. It was hoped that a Design Advisory Board would ultimately be able to guide design requirements based on actual experiences once the Village District was up and running. It was agreed that a handout with pictures would be helpful, but that the drawings themselves might not need to be incorporated into the regulations.

3. NEXT MEETING. Monday, May 4, 3:30 pm.

Respectfully submitted,
Nancy Fischbach

4/15/09