

Planning & Zoning Commission

Regulations Committee Village District Sub-Committee

**Minutes
May 27, 2009**

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

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

The Village District Sub-Committee meeting convened at 3:35 pm in the small meeting room at Deep River Town Hall.

Nancy reviewed the committee's previous consensus to keep design regulations for the Village District to a minimum and to incorporate little more than the design regulations from the current regs (emailed 4/13/09), modified as needed.

Richard reviewed the subjectivity of many design regulations, noting the resultant difficulty in enforcement. His example was the requirement for a defined shadow: a 2 x 4 at the right time of day may present a significant shadow, but for much of the day there may be little or no shadow. His draft (dated 4/15/09 and previously emailed to the committee) contains five design elements which could be summed up as

1. harmonious with surroundings and nearby buildings
2. site improvements, structure size, height, proportions, fenestration, façade, materials, color
3. prohibit unbroken, windowless street facades
4. Concealment of mechanicals
5. Consistency with elements in and around the proposed development

Nancy read design phrases from the proposed Salem regulations which had been emailed to the committee: "context-sensitive design", "consistent with scale of neighboring buildings", "visual linkages to nearby buildings", and "compatibility of siting, massing and design of building with nearby existing properties". She noted that the Salem regs do not incorporate specifics in the regs themselves but do refer to separate "Design Guidelines" which would be available to applicants.

It was reconfirmed that the proposed Village regulations should contain minimal design specifics, with a separate set of guidelines to be prepared by the Design Advisory Board, if created, otherwise by P&Z or its agent. Richard's draft will be used as the starting point for the proposed regs. Furthermore, it was agreed that no presentation on the Village District will be made to the public until the design guidelines have been drafted. Once a DAB is formed, P&Z will share with it the sample design regulations which we have on file.

It was noted that the Village Residential design elements would be more about site design since the lot requirements would generally ensure design harmony and compatibility.

The meeting adjourned at 4:45. The NEXT MEETING is Monday, June 8, 2009. The agenda would be to review Special Standards and to begin checking the maps, lot requirements, special standards and design elements for consistency.

Respectfully submitted,
Nancy Fischbach

05/28/09