

Planning & Zoning Commission
Regulations Committee
Village District Sub-Committee
Minutes - June 8, 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 Village District Sub-Committee meeting convened at 3:30 pm in the small meeting room at Town Hall.

Design: Nancy distributed draft language which incorporated Richard King's suggestions into the design related regulations in the current regulations. The draft was changed as follows (new text in italics):

7A.2.1 last sentence, change

"elements which are common to the local New England Main Street streetscape" to
"elements which are *compatible* with the *existing* local streetscape"

7A.2.1 (2) delete "and the Main Street streetscape"

7A.2.1 (2)(a) "*For commercial uses or for any structure requiring a Site Plan or Special Permit, unbroken, windowless street facades shall not be permitted. Furthermore, for such uses and structures, facades shall be articulated with elements such as but not limited to offsets, fenestration ... or other design elements as approved. (deleted "by the commission".)*

7A.2.1 (2)(f) Change

"The main entrance to a building shall face the primary street frontage when practical, particularly in a pedestrian area. If not practical, then the main entrance should be obvious and visible from the street." To

"For all buildings fronting Main Street, an entrance shall face Main Street, but if not practical, the main entrance itself should be obvious and visible from the street." Or

"For all buildings fronting Main Street, entrances facing the street are preferred, but if not practical, the main entrance itself should be obvious and visible from the street."

Other comments:

1. Nancy to review and change to separate commercial and non-commercial uses as appropriate.
2. It was determined that "residential" should not be removed at this time. At the public presentation it must be made clear that the draft has everything in the bucket in order to get the public response so that we would know needs to be expanded upon and what needs to be removed.
3. Design elements are most important for non-single family homes.

Special Standards: The committee also reviewed the Special Standards (dated 4/15/09) and found no further changes needed at this time.

Next Steps: It was agreed that the next steps were

1. Review for consistency among Design, Lot Requirements, Uses and Maps (full committee)
2. Translate outlines, charts, etc. into language and format suitable for Regulations (Cathie and Nancy)
3. Schedule Public Information meeting for late September / early October
4. Using input from Public Information meeting, submit draft to P&Z no later than its December meeting for a February public hearing.

The meeting adjourned at 4:35. The NEXT MEETING is Monday, July 13, 2009. The agenda would be to checking the map, lot requirements, special standards and design elements for consistency.

Respectfully submitted,
Nancy Fischbach

06/16/09