

**Planning & Zoning Commission  
Regulations Committee - Village District Sub-Committee  
Minutes –March 1, 2010**

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

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

The committee ran through the agenda for the March 4 Focus Group.

Nancy will “moderate” and Jane will offer a welcome to attendees, introduce the committee, and thank those who served on the committee in the past. Nancy will provide her with a list of names.

Nancy will then review the process: what we’ve done so far, the focus groups, review by P&Z, putting proposal into regulations format, presenting at public hearing, etc. Torrance will follow with a brief review of the statutes, noting towns which have or are working on Village regulations, etc. Janet will then tie the proposal to the Town Plan. Since Nancy has an electronic copy of the Town Plan, she will provide Janet with excerpts from the Plan which mention a Village District, a pedestrian-friendly town, etc.

Peter provided a draft of his remarks regarding the goals of a Village District. Suggestions were made to “soften” the absolute statements and refer to a sense of place. Nancy presented her simplified tables of Uses compared for the existing General Commercial vs. the proposed Village Commercial and Mixed-Use and for the existing R-20 Residential vs. the proposed Village Residential and Mixed Use. As suggested, she will add an asterisk to indicate those which would have special standards for the use in any proposed Village District.

Cathie will use the one-page table of lot and bulk requirements for the General Commercial, Village Commercial, Village Mixed-Use, Village Residential and R-20 Residential and will speak of the differences among them and how building sizes along Main St. would be smaller and would be compatible with the scale and character of Deep River. She will then show the maps, explaining the progression of the areas proposed for Village zoning.

As to displays, Peter has already prepared a display of photographs of buildings in Deep River, to help “set the stage” visually for the discussion. Nancy may make a blow-up of the use comparisons.

For handouts, the committee agreed on: copy of state statutes, Town Plan excerpts, use comparisons, and lot & bulk requirements. Nancy asked that each page of any handout be clearly marked as a “draft” and be dated or labeled for Focus Group I.

Peter reported on his follow-up phone calls to those who have not RSVPed and Janet advised she’d be making her calls that night.

Since the meeting starts at 7:30, set-up will be at 7:00 at the Library Community Room.

The committee’s next meeting is Monday, March 8, to de-brief after the Focus Group and make adjustments for the March 22 discussion.

The meeting adjourned at 4:30

Respectfully submitted,  
Nancy Fischbach

03/03/10