

LPAC Meeting, September 10, 2009

Hugh Smith, Chair; Jim Thibodeau; Lissa Robinson  
Hugh Coxe in at 7:30 p.m.  
Kurt Klebe in at 7:35 p.m.

CDC Liaison – Bonny Rodden

Meeting called to order at 7:20 by Hugh Smith, Chair.

B. Rodden went over the CDC comments on the Executive Summary. She explained that at the last LPAC meeting she had volunteered to have CDC look at the memo as a sounding board since they are 3 of the 7 councilors that will be the audience, along with the public. Bonny made some suggested changes to the memo and worked with Amanda on the language presented to the CDC on September 8th. Changes were intended to make the memo on direct and in general terms. D. Libby also attended the meeting. CDC also looked at Hugh's outline for the presentation.

Bonny is suggesting that the Executive Summary be part of a larger report that would include all the technical attachments.

The Committee reviewed the CDC's comments as listed below. LPAC comments follow each item.

- Prefer to use bullets more than paragraphs

LPAC generally preferred the literary style of the memo as is, rather than the suggested bullet style

- Should break administrative and substantive sections apart, emphasizing that of all the changes 80 percent, or whatever, were administrative. Include a brief description

LPAC agreed to add examples of the administrative changes but does not think there is value in quantifying the amount of administrative amendments vs. substantive amendments.

- Be upfront and explain why LPAC decided to differ from state

LPAC will add a brief explanation.

- When explaining the elements of the provisions, list exemptions first to ease anxiety

LPAC agreed to place this item first in the list of major recommendations

- Include proportion of lots that will be affected

LPAC did not agree to quantify lots that will be affected as the use of numbers of lots can be misleading and each lot will have to be evaluated against the actual ordinance language to determine how it might be affected.

- explain abutter provision better

LPAC agreed to elaborate on this item

- cut down on background summary and use intro paragraph then bullet statements

LPAC agreed to reread this section and determine if it can be streamlined.

- ask that both background and deviations be included in executive summary

LPAC agreed to move the technical list out of the summary and place as appendices and leave the background section in the summary

- LPAC should make sure none of the major 30,000 foot stuff is missing.
- Add discussion about 750 foot area of concern.
- add preservation ratios and explanation
- explain concept of Development Design Process
- Explain in 2. that 4300 square foot wetlands issue is consistent with the state
- explain why LPAC did not follow the policy in some cases when drafting the language.

LPAC agreed that all these items will be addressed in the summary.

- Elaborate more in 3. What won't be included in residential lot exemptions?

LPAC agreed to look at this section and rewrite.

- Delete in Background – “This effort was a follow-up to an amendment proposal in 2007 that failed.”

LPAC agreed

Other items LPAC agreed on:

- emphasize that the process was a series of debates and compromises, with individuals agreeing to find the middle ground.
- Place a disclaimer on all explanatory documents referring to the ordinance as the regulatory document
- Need to be sure to present the facts and not mask any portion of the ordinance
- Use the Vernal Pool Analysis maps but not use the illustrative maps.
- Report will consist of :
  - ◆ Powerpoint Presentation highlighting the Executive Summary points
  - ◆ Executive Summary
  - ◆ Appendices
    - Adopted Policy
    - Deviations From Policy
    - Stringency Overview
    - Matrices

- Amendment Language
- ◆ FAQs – this is not yet decided
- ◆ Maps – to be presented at presentation

Council will have to make final decisions. When we speak as a committee should acknowledge that we all do not agree. The Committee agreed that the final drafts will be used for the CDC presentation and can then be edited if necessary for the formal presentation to the Council.

Action Items from this meeting:

- Stearns will prepare a new draft of the executive summary based on the direction from this meeting
  - October 15<sup>th</sup> next meeting – presentation be worked out that night
  - A. Stearns will begin work on the powerpoint with assistance from Hugh Smith
  - B. Rodden will email dates for possible presentation dates
- Exemptions
  - Dimensional requirements
  - Why differ from the state

The meeting adjourned at approximately 10:00 p.m.