

**Residential Project Committee
Meeting Minutes
January 19, 2011**

Present: Judith Esmay, Kate Connolly, Joan Garipay, Bill Dietrich, Jonathan Edwards, Judith Brotman, Vicki Smith

Minutes of January 10, 2011

The minutes of January 10, 2011 were reviewed. On a motion by Kate Connolly which was seconded by Judith Esmay, the minutes were unanimously approved.

Goose Pond Zoning District

The Committee reaffirmed the goals which guided the development of the Goose Pond zoning district amendment: to simplify the zoning ordinance; to maintain the current uses; to protect the character of the neighborhood; to promote protection of the water quality at Goose Pond; to correct zoning non-compliance of many of the lots and structures in the area.

The Committee also reviewed the eleven Dietrich policies and found the proposal to be consistent with those policies except the three that were developed in consideration of the West End and one regarding creation of new zoning districts. In particular the policies that support the proposal include: liking the town the way it is; zoning districts do not conform to neighborhoods and should; consideration of different types of zoning; addressing nonconformity; and the experience of the public view from the water. The creation of the Goose Pond district is contrary to the principal of reducing the number of zoning districts. The Committee felt justified in creating the new district as it is so distinct and so different from the surrounding lands.

The boundary of the district was discussed. In March 2010, only water front properties on Sands O Time Road were being considered for the district. Joan Garipay saw a big difference between those lots in the originally conceived district and those elsewhere in the enlarged district area. She supported waiting until the "F" district was re-zoned to consider those additional lots. The Committee agreed that the district was being created for a neighborhood of people who were there because of Goose Pond and therefore a larger area is justifiable. The group could find no clear reason to exclude land with frontage on Sands O Time Road, but not water frontage or lots that were developed because of their proximity to Goose Pond. The group held a straw vote with Judith Esmay, Bill Dietrich and Kate Connolly supporting the larger district and Joan Garipay supporting the smaller district.

The boundaries of the Canaan Town line, and the conserved Marshall- Pressey and McKinley forests create a sense of enclosure for the district.

There was unanimous agreement that the zoning proposal should be brought forth to Town Meeting this year in order to help folks make reasonable use of their land and reinforce the sense of neighborhood there.

Other changes made included adding the zoning history back to the objective, allowing a 1200 foot maximum aggregate building footprint, but not exceeding 5.5% of the lot area. 1200 square

feet allows the largest existing living area (2016 square feet of living area in a 2-story structure, so 1000 square feet) plus a 20' by 10' storage building.

A companion amendment must be made to correct the definition of building footprint in the zoning ordinance to make clear that the aggregate footprint on the lot is being regulated, not just the size of individual buildings.

The Goose Pond zoning district will be reviewed by the Planning Board on February 1, 2011.

Meeting adjourned at 4:00 PM.

Respectfully submitted,
Vicki Smith, Scribe