

**Residential Planning Project
Minutes
January 31, 2011**

Present: Judith Brotman, Jonathan Edwards, Vicki Smith, Judith Esmay, Bill Dietrich, Michael Hingston, Kate Connolly

Minutes

The minutes of January 19, 2011 were reviewed. On a motion by Judith Esmay and a second by Bill Dietrich, the motion to approve the minutes was unanimously approved.

The minutes of January 24, 2011 were reviewed. On a motion by Michael Hingston and a second by Kate Connolly, the motion to approve these minutes was unanimously approved.

Review of Master Plan Policies

The group continued to look for Master Plan policies that are relevant to the zoning of the rural district. The concept that there should be public open space or trails within a 5 minute walk of every rural residence was modified to “reasonable” walk for the rural area.

The idea of a maximum lot size was considered to be useful and can be paired with cluster development.

Exclusion of fragile natural resources from the calculation of density is a concept that can apply.

The Master Plan policies on housing seem to imply that new affordable housing should only be created in the downtown area or in an area served by public water and sewer. The group rejected that new affordable housing should be exclusively in-town and wants to encourage affordable and workforce housing in the rural area as well at a scale compatible with the rural area.

The concept of housing diversity was discussed and interpreted to mean diverse in terms of affordability and density. This concept was also determined to be a good one for the rural area.

It was noted that projects offering housing diversity that might not be supported by the dense neighborhoods in the downtown area, might well be accepted in the rural area on larger lots. The group wants to accommodate affordable and diverse housing in the rural area.

Kate was concerned that diverse housing should mean including family housing.

The Affordable Housing Commission will be invited to meet with the Residential Planning Group at the end of their rural overview, in about ten weeks.

Lyme Road and Northwest Hanover Overview

Some additions were made to the goals listed in Michael Hingston’s memo: Goals to Help with Rural Area Discussions. Goal #4 should be modified to include more reasons for additional

zones, so that in addition to population density, distance from the Downtown and DHMC and differences in natural site conditions are added.

Lyme Road is the best transportation corridor in town. It is fast, efficient and offers lovely views.

For the most part, a driver is unaware of the number of houses off Route 10. This contributes to the rural, rather than suburban feeling of the corridor.

There is a different feel in the character of Route 10 north of the northern roundabout to the Lyme line compared to south of the roundabout.

There is no connectivity between major subdivisions on Route 10, except for the Carriage Lane connection with Pinneo Hill. More connectivity should be required of future developments.

Home occupations could be integrated into residences along Route 10. There is good access and lots of traffic capacity.

Additional density in this area of Town may necessitate traffic mitigation.

There was not much support for a new village center in this area of Town.

Meeting adjourned at 3:30 PM.

Respectfully submitted,

Vicki Smith, Scribe