

**RESIDENTIAL PROJECT MEETING
MEETING SUMMARY
MARCH 7, 2011**

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

Minutes February 28, 2011

The minutes of February 28, 2011 were reviewed. On a motion by Kate which was seconded by Joan, there was unanimous agreement to approve the minutes as drafted.

Etna District

The extent of the Etna District was discussed. It was decided that the properties that front on Etna and School house Roads, the core of Etna, should be distinguished from the greater Etna residential area. Members felt comfortable referring to the core as Mill Village. In this village, buildings are older and closer together. In addition to the SR zoning and the uses allowed in that district, there are some business uses in the village core. A number of structures currently are located in the front set back. The Committee might consider different setbacks to make these properties conforming. The District could include Mill Village lots fronting on Etna Road, Schoolhouse Road, and the lower portions of Etna Highlands Road , King Road and Stevens Road. For lots with frontage on Trescott Road, only lots that front on Etna Road would be included. The Mill Village reaches from Trumbull Hall to the bridge on Great Hollow Road.

The eastern side of Great Hollow Road was discussed. Both concepts were discussed: that this area be considered to be in the rural district along with the residences on Stevens Road; and that the frontage along Great Hollow Road below 706 feet could be included in a business district. The Committee decided to leave this issue undecided. They would be interested to hear what landowners in that area think about the matter.

It was noted that some of the same principles are at work in Mill Village as are on Greensboro Road.

Hanover Center Village

Hanover Center Village will be focused on the Parade ground area. All lots fronting on Parade Ground and within 1000 feet of the Parade Ground will be included in the District. Lots will be included in their entirety. One of the goals will be to preserve what we have there now. The big difference between Hanover Center and Etna Village is that there are no commercial activities in Hanover Center.

There is no need to define the greater Hanover Center area as it will become a general rural area.

General Rural Area

The general rural area has a diversity of lot sizes with predominance of large lot size and open space land. Moody Lane, Gates Road, and Dairy Lane all look rural and are not large enough to stand alone as separate zoning districts.

Blueberry Hill including Laurel and all that is south of Morton Farm will be designated as a separate district. The idea of going back to the two acre zoning for Blueberry Hill neighborhood and Partridge/Quail/Woodcock neighborhood was mentioned.

Delineation between Remote Part of Town and Rural

The Committee thought that deepening the rural area to 600 feet to the east of the boundary roads (eg Three Mile Road, Ruddsboro Road) with no additional setback allowed was a good idea.

All agreed that an Eastman-type development should not occur on Moose Mountain and that the concept of the F district should remain.

Jonathan will draw a map. The general rule will be that the depth of zoning districts will be measured from the centerline of the road.

The Committee decided that Sand Hill, Buck Road, and Gile Hill are part of the in-town area and as such should be addressed at another time in the last phase of residential project. Centerra should be considered in a year or two. Ideas regarding these areas included limiting building to the 706 contour in the Sand Hill area and connecting this area to the O'Leary and Crowley neighborhood.

Residential policies for the rural district will be discussed on March 14, at 1:30 PM.

Meeting adjourned at 4:00 PM.

Respectfully submitted,

Vicki Smith, Scribe