

**RESIDENTIAL PROJECT MEETING
MEETING SUMMARY
MARCH 14, 2011**

Present: Judith Esmay, William Dietrich, Jonathan Edwards, Joan Garipay, Iain Sim, and Judith Brotman

Jonathan provided 5 handouts – Today’s Agenda; the draft Minutes of 3/7; Zoning Ordinance excerpts for residential zones SR, RR, F and NP; Rural Places & Rural Spaces pamphlets; and a new map of the “Neighborhoods Town-Wide.”

Minutes March 7, 2011

The minutes of March 7, 2011 were reviewed. On a motion by Joan which was seconded by Bill, there was unanimous agreement to approve the minutes as drafted.

The newest version of the **Neighborhood Town-Wide** map was reviewed by Jonathan.

Recently discussed areas are: North Route 10 and Northwest Hanover; Greensboro Road; Etna’s Mill Village and East & West Etna; Hanover Center & Blueberry Hill; Forestry District w/ Goose Pond area.

It was suggested that the Moose Mountain & Forestry District be separated out from other residential districts, perhaps refer to it as “Remote Hanover”.

Other depicted neighborhoods on the map are: Rivercrest, Dresden Village; Grasse Road, Hillside, East End, Occom, West Wheelock Hollow, West End, South End, Wyeth Farm, Sand Hill, and Centerra North.

Traditional neighborhood areas shown on the map are: North, Arvin, Ruddsboro, Highlands, Pinneo District, and Goss.

Following the map review, there ensued a lengthy discussion of home offices, home businesses, and the acceptability to conduct business at home if there are no outside impacts on the neighborhood. Typical objections in residential neighborhoods are: excessive dirt, excessive noise, noxious odors, disruptive parking, additional traffic, and parked panel trucks with advertising.

Is it time to begin to draft a policy statement for these rural areas? This activity is premature until the areas are reviewed with respect to the present zoning regulations. Past surveys and focus groups have identified a strong resident sentiment to preserve the existing rural character, including the scenic nature of the area. Discussion continued concerning other aspects of rural zoning, especially concerning establishing density criteria.

Framing of these issues should be done very carefully. We need to either follow our Master Plan or work on changing the Master Plan before proceeding to alter the Zoning Ordinance regulations in a manner that differs from the underlying Master Plan concepts.

Jonathan Edwards stated that the Master Plan recognizes that different parts of the rural area have locational differences, accessibility differences and differences in the natural capacity of land to accommodate development and to present natural resources that are important to protect and preserve, and that therefore there can be differences in density per area and per land. Rules and criteria would need to be set up to judge these differences. Policy could be developed to study these characteristics and direct development accordingly. Ian stressed that encouragement in the form of incentives is a more effective means of getting compliance (the carrot factor) than use of mandates to force compliance (the stick factor).

The goal and the practice should be to review and recognize the criteria particular to each site, and the parcel location within the town, especially with respect to accessibility for each parcel, in order to establish a threshold density. [See JE chart]

The Residential committee will need to develop clear standards for establishing these general criteria.

Meeting adjourned at 3:35 PM.

Respectfully submitted,

/s/ JLSB

Judith Brotman, Scribe

NEXT WEEK:

JE to develop a chart for discussion at March 21st residential committee meeting.

Review Chapter Three, the land use chapter, in the Master Plan for next week.

The committee will discuss the “Policies for rural districts” at a future meeting.