

**RESIDENTIAL PROJECT MEETING
MEETING SUMMARY
MARCH 28, 2011**

Present: Judith Esmay, William Dietrich, Jonathan Edwards, Kate Connolly, Iain Sim, Judith Brotman, Vicki Smith

Minutes March 21, 2011

The minutes of March 21, 2011 were reviewed and an amendment suggested. On a motion by Kate which was seconded by Iain, there was agreement to approve the minutes as corrected.

There was some discussion about the difference between an Open Space subdivision and Planned Residential Development. They are both types of cluster development. The relation with water and sewer services was mentioned. It was agreed that the term “clustered” would be used for our discussions.

Future Base Densities for Rural Neighborhoods

Jonathan handed out a ranking chart for future base densities for rural neighborhoods. He explained which geographic area is intended by the neighborhood names he had listed in the chart. A rank of “10” will be assigned to the most dense area of the rural part of Town. Each Committee member shared his/her ranking for each of the neighborhoods, and in some cases, the rationale behind the ranking. The ranks were totaled for each neighborhood.

Architectural controls and historic districts were discussed. Greensboro neighborhood will be considered as part of the in-town area.

The rankings are as follows:

- | | |
|------------------------|----|
| 1. Etna Village | 39 |
| 2. Etna East | 30 |
| 3. Etna West | 28 |
| 4. River Road | 27 |
| 5. Blueberry Hill | 26 |
| 6. Northwest Hanover | 25 |
| 7. Hanover Center | 24 |
| 8. Pinneo District | 18 |
| 9. Highlands | 17 |
| 10. North Neighborhood | 16 |
| 11. Lower Dogford | 14 |

12. Upper Dogford	13
13. Trescott	12
14. Ruddsboro	10
15. Arvin	7

The idea of creating a new village center or focal point in the rural area was discussed. The focal point would not necessarily be a commercial center. This could be a park or cluster of homes with a park at the center, for example.

A park and ride in association with a recreational park served by regular bus service might usefully be located in the Hanover Center corridor and in the Route 10 corridor north of the roundabouts. The corner of Goodfellow and Route 10, on Old Lyme Road or near Kendal/Rivercrest are possible locations.

A conversation with Van Chestnut of Advance Transit and with Hugh Mellert of the Bicycle/Pedestrian committee will be scheduled for a Planning Board meeting in the near future.

What is Drawn from the Master Plan, Chapter 3

Topics mentioned included: more thought about transportation; and allowing supportive neighborhood commercial uses.

Rather than promoting land use patterns that require that people get into their cars to get a half gallon of milk, should the town offer a density bonus for creating commercial uses in rural areas ? Allowing commercial use in pre-selected points with bonus density for extra homes was discussed as was using water availability to guide development to areas better suited for higher density development.

Meeting adjourned at 3:35 PM.

Respectfully submitted,

Vicki Smith, Scribe

For next week:

1. What is drawn from the land use chapter of the Master Plan and- what may need to be changed?
2. Begin to develop a rural residential policy comparable to the in-town residential policy.