

**RESIDENTIAL PROJECT MEETING
MEETING SUMMARY
APRIL 4, 2011**

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

Minutes March 28, 2011

The minutes of March 28, 2011 were reviewed and amendments suggested. On a motion by Bill which was seconded by Kate, there was agreement to approve the minutes as corrected.

Consideration of how Chapter 3 of the Master Plan might be amended

Page 1-Kate thinks the town water supply is not just adequate, but outstanding. Judith liked the third line about the future decisions made and not made. The middle paragraph, bulleted items should include the rural area and its desirable character, noting how wonderful the rural neighborhoods are. Expand the second paragraph to describe the active college center, isolated rural areas and urban neighborhoods. Hanover is the quintessential New England College town. The Connecticut River should be mentioned in the second paragraph as well. We should add a policy regarding the Connecticut River as a unique asset to use, not just look at. The Connecticut River could be added to the image of what makes Hanover a beautiful natural area.

Page 3- The regional affordable housing study is being updated. Andrew Winter and members of the Affordable Housing Commission will be meeting with the Board on April 12, so the Board will be updated on the local work. There is also a presumption that an update to the College master plan has been undertaken. The Committee agreed that the Town and College should work more together on planning.

Page 4- Are there any other studies to be considered? The Natural Resources Inventory for the Mink Brook Highlands should be listed. Change last four words on the page: “into the next century. ” The report, *The Long Term Viability of the Hanover Water System*. Is probably too dated to keep on this list. Lack of control of the watershed of the Third Reservoir is still an issue. IN the core principles, a lot of the sensibility underlying the Master Plan has to do with natural resources and visual aspects. The next edition should add something about socio-economic population diversity using tools such as clustered housing. This goal should be stated; the mechanisms to attain the goal need not be stated. The new edition will focus on preserving the quality of life that the residents enjoy now.

The character of the town should continue to be diversified. We owe it to our children in school that the composition of students in any given class rooms is diverse. If we depend on people for enabling our quality of life we need to make room for them to live here.

Only 8 town employees live in Town. We need to extend our opportunities for quality of life to those who make this quality of life possible. We need to set a goal and hopefully we will move toward diversity. This idea should be somewhere on Page 4. Maybe paragraph 4 will be re-written to include a broader area of consideration.

Page 5-The big paragraph needs a new core principle about the importance of the rural area.

Page 6- Have we achieved the 3:1 ratio or is this reasonable? We will need a lot more building in the rural area to attain that ratio. In the last two years, the ratio was approximately 3.75:1.

In 2009 and 2010, 52 new units were built. Eleven are new single-family houses. Of these, only one is in town and 10 are in the rural area. Forty one multi-family units were built at Gile Hill, Curtis Court, and the Village at Velvet Rocks. Multifamily units in the down town are pushing the 3: 1 ratio to 3:75:1. The goal should be stated that we never want to allow the ratio to drop below 3:1. We should strive to sustain an urban to rural population ratio of not less than 3:1. Interestingly, there is a trend of conversion of multi-family units to single family units.

Managing rates of growth was discussed. Limits to growth in terms of infrastructure provision should be mentioned by augmenting core policy #3.

Policy #4 should be expanded to encourage more diverse housing in the rural area, not just in the area served by water and sewer. Maybe add the word “especially” after the word “development”? Tear downs in existing neighborhoods might be limited to protect affordable housing.

Page 9- The Zoning Ordinance does not direct growth to rural areas, it allows growth there.

Page 10-11- A new core principle should be added that encourages clusters with relatively higher density residential and commercial development with meaningful open space.

Page 13- Under rural character, we should use all of the policies listed for the rural residential policy document and add the term ”lot-based” subdivision. PRD should be changed to cluster in the fourth bullet. Communications infrastructure should be improved in the rural area. Fiber optic technology should be available to every one in the rural area.

Page 15, third bullet- Flesh out concept of new village center, perhaps with commerce but definitely with open space as a focal point.

Eighth bullet- the words “five minute” will be replaced with the word “short”.

First bullet- Implementing less expensive solutions such as traffic calming- does this make sense? Moderate speeds and increase public safety. This should be clarified.

Page 16- Maximum as well as minimum lot sizes could be used in rural policies.

Discussion of Rural Policies

The following rural policies should be included in the rural residential policy document:

Preservation of what we like about rural area, including: hills, views, night sky, peace and quiet, wildlife, low traffic, roads that are 2 lane, no shoulders, no sidewalks, etc.

Preserve the settlement pattern as a way of preserving the rural area’s natural infrastructure and natural beauty.

We have a complicated landscape.

The calculation of density should exclude environmentally sensitive and fragile lands.

Page 13- rural policies-

Protect distinctive character of urban and rural area. Forested backdrop contributes to character of rural area.

We should strive to sustain an urban to rural population ratio of not less than 3:1.

Encourage cluster

Right to broad band

Location of commercial uses

Encourage agriculture and forestry uses

Seasonal housing

CT River

Accessibility of recreation

Minimum and maximum lot size

Next week

For next week, all members are encouraged to review: Jonathan's memo 3-15 memo Differential Rural Densities; the 16 page graphical memo 6-21-08; Jonathan's Dec 20, 2010 18 page memo; and the May 2009 matrix.

A discussion to formulate rural policies will be the main agenda item.

Meeting adjourned at 3:55 PM.

Respectfully submitted,

Vicki Smith, Scribe