

**Residential Project Meeting
Meeting Summary
April 18, 2011**

Present: Judith Esmay, Iain Sim, William Dietrich, Jonathan Edwards, Michael Hingston, Vicki Smith

Minutes April 11, 2011

The minutes of April 11, 2011 were reviewed and amendments suggested. On a motion by Bill which was seconded by Judith, there was agreement to approve the minutes as corrected.

Discussion of Rural Policies

Differences between the Master Plan and current thinking about rural policies were discussed. These include: directing some workforce housing to the rural area and striving to maintain an urban to rural growth ratio of *no less* than 3:1. There is a different perspective about the threats to the rural area due to the reduced development pressure now compared to 2003.

The lack of availability of state of the art internet access may work as a brake on growth in parts of the rural area.

The Committee would like to see cluster development in the rural area. This is unlikely to happen on its own so incentives for encouraging cluster must be built into the regulations. A mix of economic incentives and mandatory rules will be the best way to introduce clustering requirements.

Density in the rural area will not be uniform through the rural area. The lot size mandated by the current zoning ordinance amounts to approximately 5 acres per unit based on ten acre minimum lot size with the allowance of two dwelling units per lot.

When wanting to preserve the settlement pattern that is already established and existing in 2011, the Committee means to preserve the Etna Village and Hanover Center settlement pattern, but not necessarily the lot pattern. There is a tension between development along the frontage and disturbance of back lands which are important for ridgelines, water quality and wildlife habitat. This lot pattern (along road frontage or setback) distinction may need to be addressed by neighborhood. It seems desirable to allow flexibility in design by allowing both houses screened by trees and houses in the middle of the field. Prohibiting conventional subdivisions was discussed.

Neighborhoods could have more than residential, not necessarily commercial, features, such as public buildings and open space.

The Committee has an overall density for the rural area and relative density factors for different areas. It is hoped that subdivisions will be better designed using the 4 step natural resource development assessment and that there will be better protection of natural resources. The Committee needs to examine types of cluster development and determine which would be best for Hanover and would most easily lead to workforce housing being created.

The concept of flexible lot size where the average density was no more than what is allowed was discussed so that a 30 acre lot in a 15 acre minimum lot size area could be developed as a 29 acre lot and a 1 acre lot to keep the "cookie cutter" feel out of the rural area.

The concept of a minimum and maximum setback was mentioned. The four step process to determine where we should be building is more important than creating zoning compliant polygons.

Other issues discussed: Do we need to differentiate between minor and major subdivisions? Is frontage so important? The goal is to preserve what we like. People are not looking for drastic change. Our complicated landscape must be acknowledged by different densities and 4 step planning approach. An aspect of Hanover that is not liked is the development pattern of last 30 years created by a technique described as “death by 1000 cuts” coupled with the inadequacy of our regulations to deal effectively with large scale development in the rural area. There is a need to forecast the location of commercial uses. The rural area must accommodate agriculture; however there should be some mitigation of the negative impacts of agriculture.

Seasonal housing in the forestry district should be discussed at a later time.

Water supply and reliability were discussed.

Following this meeting, Jonathan will produce a draft of rural residential policies similar to the statement drawn up for the in-town area. He will also work on some maps. Staff will assign relative importance to factors for the matrix.

The next meeting will be held on Monday May 2, 2011 at 2:30PM at the Town Offices. Staff Evaluation of new cases will be held at 1:30 PM.

Meeting adjourned at 3:30 PM.

Respectfully submitted,

Vicki Smith