

**Residential Planning Committee
Meeting Minutes
May 23, 2011**

Present: Michael Hingston, Judith Esmay, Joan Garipay, Katherine Connolly, Judith Brotman, Jonathan Edwards, Vicki Smith

Minutes May 9 and 16, 2011

The minutes of May 9, 2011 were reviewed and amended. On a motion by Joan with a second by Judith Esmay, there was approval of the minutes of May 9, 2011 as amended with Michael, Judith Esmay, and Joan voting in favor and Kate voting in opposition.

The minutes of May 16, 2011 were reviewed and amended. On a motion by Michael and a second by Kate, there was unanimous approval of the minutes of May 16, 2011 as amended.

Tours of the Rural Area

Michael distributed his proposed tour schedule. It was modified so that:

- Wednesday, June 1 at 1 PM, meet at Garipay Field to tour Dresden Village and Northwest Hanover.
- Monday, June 6 at 1 PM, meet at Kendal to catch a bus to tour the Rural Area including Blueberry Hill and Rennie Road and points in-between.
- Monday, June 13 at 1:30 PM(2:30 if there is Staff Evaluation Meeting) to tour Gile Tract, Buck Road, Greensboro Road.
- Monday, June 20 at 1:30 PM to tour Great Hollow Road, and Etna Village.

Characteristics of the Rural Districts

Iain Sim's comments were reviewed and incorporated into the matrix as follows:

Location and accessibility- The group agreed that a broader area than just downtown Hanover is appropriate as a destination. Centerra and DHMC would be included in the employment destination zone. Kate thought that the presence or absence of commuting traffic should not influence our land use decisions. She also thought that in our planning that we should minimize the distance between homes and schools, shopping and employment. Measuring "remoteness" was discussed.

Infrastructure- The chart will dwell on *existing* conditions and will not address future infrastructure such as park and ride facilities. This is an assessment of the qualitative sense of isolation or self containment.

Landforms-Introspective- Jonathan explained that this means inward looking or self contained as compared to an area with broad vistas.

Wildlife- The group was very committed to incorporating wildlife habitat into the rural planning effort as long as there was solid evidence as to why specific areas or types of areas were designated for wildlife. The importance of large unfragmented(in single management unit and/or roadless) areas and stream valleys for wildlife were discussed. For now, these can be used as a proxy pending more detailed natural resource assessment as was undertaken for the land south of Mink Brook.

Existing Focal Point- This category may well be modified to include the concept of connectivity or another way to describe the "glue" that makes a neighborhood feel like a neighborhood.

Non-residential uses- A number of non-residential uses were not included in the matrix- Tiger Tales, Pierce's, J and B Plumbing and a number of home businesses.

The content of matrix cells was discussed. Either more categories for each entry will be added, or multi-word descriptions. Jonathan explained that he was working from the perspective of a resident who

lived in the district in filling out the matrix. If more categories are added for accessibility, accessibility to employment, schools, shopping and Town services could all be considered for example.

It was suggested that the developable area (not including wetlands, water and steep slopes) could be ascertained for each neighborhood, so that the Committee had a sense about how much acreage in real terms is available for development.

The development uniformity is the character of housing type and the variety in parcel size. This needs to be modified to relate to housing or land in order to be more clear.

Meeting adjourned at 3:45 PM.

Respectfully submitted,
Vicki Smith, Scribe

NEXT MEETING ON WEDNESDAY JUNE 1 at 1 PM. Meet at Garipay Field.