

**RESIDENTIAL PROJECT COMMITTEE
1:30 PM August 1, 2011 Boardroom**

Present: Judith Esmay, Kate Connolly, Mike Hingston, Iain Sim, Jonathan Edwards

Minutes of 7/25/11:

Reviewed, amended and approved. Praise to Vicki for not mentioning specific properties.

Discussion on Basic Policy Question listed on agenda:

What was the purpose of the 3:1 urban/rural ratio?

Actual change since then has trended toward a 4:1 ratio

Master Plan should be clarified so that it is meant that the ratio should not be less than 3:1

Application of appropriate density for the rural areas will result in a more realistic and less arbitrary urban/rural proportion

According to the Master Plan's initial build-out estimate, current zoning will result in a 2.3:1.0 ratio (less than 3:1), so zoning needs to be changed to respect Master Plan goals. The 2.3:1 means that the rural population should never exceed 1/3 of the urban population. The present zoning seems to accomplish this due to recent amendments.

How should the ratio be used?

Strategy to make each area of Town, both urban and rural, distinctive and attractive

How much of a variation between urban and rural is acceptable?

Urban Hanover is nowhere near full, rural is not empty

We think it is desirable to have greater density for urban than for rural Hanover. Hanover residents value the distinction between urban and rural.

"People like what they know, but don't know what they like"

Rural study – people concerned about the visual quality first and environmental and land uses secondary.

Do we want a uniform rural density?

No, we don't.

There are already rural areas with different densities.

Diversity is pleasing.

Factors that play into density differentiation that are listed are all valid. In addition, distance from downtown Hanover and employment centers are useful factors. Some factors are more important than others.

Three most important factors are:

1) Road access and capacity

Road system (routes, capacity, etc.) in rural area is likely a given.
What about new roads?

- 2) Water and sewer service
- 3) Topography and land form

Others are not so important,
e.g. orientation around potential focal points

Existing development character is a factor dependent on the more important factors.

Not all uses generally desirable are appropriate everywhere due to identified density factors

Factors other than the three most important ones cited above are likely to vary in importance between rural areas.

Next time: Monday, August 8, 2011, at 2:30 PM, Town Hall Boardroom

Topic: Continued discussion of potential non-residential rural uses