

**RESIDENTIAL PROJECT MEETING
MEETING SUMMARY
MAY 14, 2012**

Present: Judith Esmay, Jonathan Edwards, Vicki Smith, Kate Connolly, Iain Sim, Joan Garipay, Judith Brotman, Michael Hingston

Review of Residential Project- Policy Development- Final Compendium Document

The purpose of the document is to compile all the policies and issues identified by the committee and to provide background on any decisions the committee made. The document is drawn from in town and rural policy statements, all the minutes of the Residential Committee meetings and some input from the Affordable Housing Commission. It is planned to form the scope of work for the RFP for a planning consultant to draft portions of the Zoning Ordinance.

Members wondered: What is expected of us with regard to this document? The Committee must decide if the document expresses the intent. Maps will need to be discussed.

Kate took issue with the idea that manufactured housing should be allowed everywhere. The Committee confirmed that idea is what the Committee expressed with the understanding that manufacturing housing has now evolved to much more than “mobile homes”.

Iain noted that some parts are really clear and others less clear. He thought that at some point a higher level summary needs to define key messages and phrases to provide some clarity to the bigger philosophical questions. He wondered to what extent can the expressed intentions be steered by the zoning and to what extent will the market take care of the goal attainment? He also questioned to what extent and when are the goals stated by the Residential Committee considered in light of the CIP?

Michael said that if we don't allow it, it won't happen. Our zoning needs to make land use options feasible. Whomever we can hire as a consultant will understand the jargon and has sufficient experience to do something rational with it. We need a highly experienced consultant.

Vicki suggested removing statements about workforce housing on pp 19 and 20 beginning with the square bullet “Existing land use policies...” and the transect discussion on p 7. The Committee agreed these should be omitted.

They also agreed that Appendix 2 could be removed(as well as the reference to it on page 37) and that no appendices will be given to consultants. The appendices will be available on the website.

Committee members were asked to email consultant qualification ideas to Jonathan. They also decided that there is no need for a meeting next week.

Meeting adjourned at 3:14 PM.

Respectfully submitted,

Vicki Smith, Scribe