

Zoning Revision Review Committee
14Oct08 Meeting Minutes
APPROVED

Attendees: Co-chair Sean James, Co-chair Amanda Soares, Betsy Kruse, and Mary Girard

Meeting called to order at 7:05pm

The group discussed the minutes from 24Sep08. Betsy mentioned some corrections;

- 1st paragraph, change Mary voted to Mary moved.
- 2nd page, 1st paragraph, 9th line down, change to BK stated Open Space is designed to keep ecological systems viable.
- 2nd page, 3rd paragraph, 4th line down, change so to some.
- 2nd page, 3rd paragraph, 6th line down, change Sean...though to thought and take out question mark to combine sentences.

The group discussed Zoning Ordinance 5.02.A Type of Land Use/ Zoning Districts. With the concern for Workforce Housing and talk from last meeting of possibly expanding the Mixed Used Area, the group felt that changing Z.O. 5.02.A.3 to allow in a Mixed Used District as S, a Special Exception. It will read as follows:

5.02

<u>Type of Land Use</u>	<u>Zoning Districts</u>				
A. Residential:	<u>R</u>	<u>C</u>	<u>MX</u>	<u>LI-1</u>	<u>LI-2</u>
3. Two Family and multi-family dwellings subject to provisions of section 13.04.B.	S	--	S	--	--

The group felt that it was important to have a site plan and Zoning Ordinance that agreed so that multi-family dwellings (3 or more) are the same on the site plan and the Zoning Ordinance. Betsy mentioned she was not inclined to extend the Mixed Use District since there haven't been many people approaching the Planning Board to build in the current area. The remainder of the group agreed, and felt this change was acceptable.

Zoning Ordinance 6.01.F, Lot Shape;

Sean stated that the Town needs to have something defining in the language to clarify "Regular and Compact". Betsy Kruse and others agreed that it needs to be clarified. Kim Byrd had offered to research some language but was unable to make tonight's meeting. Sean said he would email Kim and see if he could provide his findings either via email or at the next meeting so Z.O. 6.01.F could be finalized.

Betsy Kruse mentioned that she is still working on the wording for Open Space for the Elderly Housing, but hasn't finished as of yet.

Elderly Housing concerns were discussed by members. Mary Girard said that the Ordinance needs to be straightened out because there are too many contradictions. The group needs to find ways of fixing the contradictions for future developments. Mary and Betsy thought that some of the wording from cluster housing could be examined and possibly used for elderly housing. Mary would have to ask Sharon to look up the Ordinance since it was done away with in the 90's.

Upon discussion of the Elderly Housing contradictions, the group wanted to ask a member of the ZBA who sat on the decision for Candia Crossing to come in to our next meeting and explain the reason for their decision. Amanda Soares said she would ask Boyd Chivers if he or someone else could attend out meeting to explain the decision.

Mary Girard suggested that the Revision committee have two meetings in November to get the remaining items on our list finalized before having a Public Meeting. Mary mentioned that the revision results should be presented to the Planning Board in December and a Public Meeting should be held in December as well to approve or reject the changes. This way all noticing and posting is given the proper time frame, and everything is complete for March voting.

Next meetings, Thursday, November 6, 2008, 7pm @ Town Hall
Friday, November 21, 2008, 7pm @ Town Hall

Meeting adjourned @ 7:45pm by Sean James

Minutes Respectfully Submitted by,
Amanda Soares