

Growth Planning Committee
Minutes
11/9/21

Attendees: Dan Saunders, Chair, Jim Fitzgerald, Vice-Chair, Paul Hogan, Janet Powell, Werner Gilliam, Director of Planning and Development, Jim Mc Mann, Liz Johnson, Eli Rubin, Community Planner

Absent: Mike Corsie

Guests: Liz Durfee, Tom Morgan, Planning Consultants

Dan called the meeting to order at 6:00 p.m.

Liz Durfee proceeded to introduce slides on the second half of the Future Plan Use Chapter. Background information included:

- projections for a 14% increase in population to 3,946 by the year 2036. (SOM)
- potential for changes of the current town zoning districts
- types of housing units
- Approx. 675 acres of undeveloped land in the Farm and Forest and Free Enterprise Zones

Tom initiated the discussion with the committee of consideration of changing the 3 acre minimum lot size in the Farm and Forest zone to 40,000 sq. ft., while adjusting front setback allowances to help maintain the current rural appearance of the zone.

The committee and the residents in virtual attendance after lengthy discussion agreed:

- that the market price of single acre lots carved out from 3 acre or larger lots would not significantly change their affordability
- the change would most likely have a negative impact on the character of the area
- Unlike the F and F Zone, smaller lot sizes in the growth area are in keeping with the neighborhood's traditional atmosphere and are very desirable

Dan stated that we need to include language in the CP that:

- encourages more affordable housing development
- forms a committee dedicated to finding solutions to the housing needs of the town
- creates an Aquifer Protection Overlay

Paul proposed adding language to the CP that:

- Based on a recent recommendation by the GPC and Planning Board, the town creates a group, including a member of the Conservation Committee, charged with addressing a regular review of the LUOs so that they support the goal of sustaining and conserving a vibrant community.
- ensures a viable accessory apartment ordinance to support year-round residents' income and provides additional inventory to year-round renters

Non-residential Land Use

The group agreed that the CP should contain language that:

- supports small business and service industry
- farms and farmers' markets
- solar arrays and solar farms
- mixed use/residential and commercial

Next meeting, Tuesday, November 16, 2021

Topics: FLU and additional chapters

With no additional business to discuss, Jim F. motioned the meeting be adjourned. Paul seconded. Dan adjourned the meeting at 7:22 p.m.

Respectfully submitted,
Janet Powell