

Town of Chatham Comprehensive Plan Steering Committee

MINUTES

NOVEMBER 21, 2006 6:30 PM

TOWN HALL

MEETING CALLED BY	Mike Hart
TYPE OF MEETING	Additional Monthly Meeting
FACILITATOR	Nan Stolzenburg
NOTE TAKER	Bob Balcom
ATTENDEES	Mary Gail Biebel, Van Calhoun, Randi Walker, Ira Marks, Mike Hart, Bob Balcom, Nan Stolzenburg

Agenda topics

CALL TO ORDER

MIKE HART

DISCUSSION	The meeting was called to order by Mike Hart at 6:38 pm. Sweet potato pie provided by Randi Walker. Sweets provided by Ira Marks
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APPROVAL OF NOVEMBER 7, 2006 MEETING MINUTES

MARY GAIL BIEBEL

DISCUSSION	Randi Walker motioned to approved the minutes (2 nd Ira Marks). Unanimously approved.
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Post minutes to Town website	Bob Balcom	ASAP

OLD BUSINESS – PERMITTED USES

RANDI WALKER

DISCUSSION	Kudos were given to Randi Walker and the subcommittee members who worked tirelessly to complete the permitted uses for each zone. Randi presented the overview document which is a summary of the 30 page table of permitted uses. The larger document will be appended to the plan.
Discussion by the committee resulted in the following salient points regarding Hamlet Residential zoning:	
<ul style="list-style-type: none"> ▪ Link uses to adequate facilities ▪ Edit the document to match plan language and style ▪ Use "Rural Standard Guidelines v. Rural Siting Guidelines ▪ Hamlets – use both rural standard and siting guidelines ▪ How does mixed use apply to hamlet residential and hamlet commercial? ▪ Edit Strategy 1.2(b), p. 17 of draft to match uses with hamlet residential/commercial ▪ Place permitted uses table directly in the document rather than an appendix ▪ What level of detail does the committee want to commit to? ▪ The appendix is a legal part of the document ▪ Paragraph one, insert "small" before museum. ▪ In paragraph two add two family dwellings after single family dwellings. ▪ In paragraph four replace the word secondary with "accessory residential buildings". Strike all of sentence two. 	
Discussion by the committee resulted in the following salient points regarding Hamlet Commercial zoning:	
<ul style="list-style-type: none"> ▪ Change rural Standard Guidelines to Rural Siting and Development Guidelines in paragraph one ▪ Strike the third sentence ▪ In paragraph two, replace neighborhood with limited. Strike "small, museum, library, and" in the last sentence. 	
Discussion by the committed resulted in the following salient points regarding Rural Lands One zoning:	
<ul style="list-style-type: none"> ▪ Move the footnote at the bottom of the page to page 1 	

- Delete Standard and replace with Siting to read Rural Siting Guidelines in paragraph one
- Add two family to the reference in paragraph two.
- Replace "Limited-size" with "Limited lot coverage for" in paragraph two
- Last paragraph, insert the word "large" before hazardous.
- Include examples for large permitted uses and refer to the glossary
- Discussion occurred regarding placing limitations on large permitted use building
- Consider % coverage of the total lot

Discussion by the committed resulted in the following salient points regarding Rural Lands Two zoning:

- Replace standard with siting to read Rural Siting Guidelines and insert "and development standards for major subdivision
- In the last paragraph insert "non-agricultural" in reference to accessory uses

Discussion by the committed resulted in the following salient points regarding Rural Lands Three zoning:

- Need site plan review for non-residential and non-agricultural commercial buildings in all zones
- Replace "low" with "high" before density in the first sentence.
- It is recommended that the total number of buildings decrease.

Discussion by the committed resulted in the following salient points regarding Business zoning:

- Delete bold faced words
- Strike "limitations" regarding building footprints and add "limited to 20,000 sq. ft total at the end of the second to last sentence.
- Strike the last sentence.
- Parking lot size embed withing siting guidelines
- Add % size of lot size coverage
- Industrial – make same as business for hazardous materials

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Update Permitted Uses Document	Randi Walker	ASAP

OLD BUSINESS – DENSITY MIKE HART/NAN STOLZENBURG

DISCUSSION Due to time constraints and beleaguered committee members, this item was tabled.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Review density and be prepared to discuss at the next meeting. (1,650 single family homes currently exist in our Town of 32,000 acres)	All members	1/3/2007

NEW BUSINESS- PRIORITIZATION MIKE HART/NAN STOLZENBURG

DISCUSSION Tabled.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

OPEN FORUM MIKE HART

DISCUSSION Next meetings set for January 3 and January 17, 6:30 pm.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

ADJOURNMENT MIKE HART

DISCUSSION Mary Gail Biebel motioned for adjournment (2nd Jean Rohde) at 9:47 pm. Unanimous