

# Town of Chatham Comprehensive Plan Steering Committee

## MINUTES

JANUARY 3, 2007

6:30 PM

TOWN HALL

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

### Agenda topics

CALL TO ORDER

MIKE HART

DISCUSSION	The meeting was called to order by Mike Hart at 7:02 PM

APPROVAL OF NOVEMBER 21, 2006 MINUTES

BOB BALCOM

DISCUSSION	Mary Gail Biebel made a motion to approve the November 21, 2006 minutes (2 <sup>nd</sup> Van Calhoun). Unanimous.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Post minutes to town website	Bob Balcom	ASAP

OLD BUSINESS - DENSITY

MIKE HART

DISCUSSION	Mike Hart began the discussion about density of homes in which the following statements were presented:
<ul style="list-style-type: none"> <li>▪ Current density is roughly equal to 1 dwelling per 20 acres</li> <li>▪ Population growth statistics indicate 4% growth in the next 20 years</li> <li>▪ There are 640 acres per square mile</li> <li>▪ Based on current build out numbers (based on current code and constraints) there is a potential for 4,000 new homes</li> <li>▪ The committee should attempt to use available statistical data and attempt to get the lowest number possible (approximately 1,650)</li> <li>▪ Why choose a number of homes/acre? Are we moving away from the survey and toward more of a financial analysis?</li> <li>▪ With environmental constraints the density increase would be approximately 2,200.</li> <li>▪ Is there a legal requirement to identify the actual density number in the plan? (Nan Stolzenburg – no)</li> <li>▪ Do not want to make zoning more restrictive for farmers</li> <li>▪ There are already many environmental constraints in place in the draft</li> <li>▪ Apply 4% growth to the current number of existing homes and reach approximately 2,400.</li> <li>▪ The 4% growth may not apply to 'ex-urbs" (rural) areas</li> <li>▪ Are we looking to get a number? What is the new build out with work that has been done? Then we would get a number. Need to decide which way to go. Number first or what is the number after changes?</li> <li>▪ Density is only one piece of the solution. Bad planning can ruin density. It's not just a number – want to meet the character of the community.</li> <li>▪ Intention is to find out how close/far apart we are. Then could use number of homes/acre to achieve goal.</li> <li>▪ Based on Maryland Down Zoning study, property values go up with zoning.</li> <li>▪ The majority of Towns down-zone with changes to their comprehensive plan.</li> <li>▪ Difficult to generalize, all towns have very different situations.</li> <li>▪ Many communities do not look at density as complexly as we do. Not many communities have 5/10 acre density.</li> <li>▪ Potential high density growth due to low acre zoning or subdivision law.</li> </ul>	

- What makes us different? Lack of infrastructure. We have zoning in place.
- Look at impacts. Focus on hamlets. New hamlets will cause impact on density.
- Government by its very nature is oppressive.
- How far can we go with current zoning without affecting the vision?
- Ames, Iowa model demonstrates the complexity of the density issue. The interim clustering subdivision law will impact the density issue. As will the environmental controls, new hamlets, etc. Clustered housing can still be land consumptive. Might consider maximum plat size with net density. This would increase density.
- Clustering is density neutral.
- Consider a threshold number to cause immediate evaluation.
- Evaluate yearly – number of lots subdivided and building permits.
- Need to have a threshold – what would it trigger? Moratorium? Is that legal?
- Do a series of build outs and include in plan as options with the Town Board revisiting density. Current densities appear to meet goals of plan.
- Could control number of buildings per year (growth management)?
- Things may not be so bad under current conditions. Put in plan that Town evaluate density on yearly basis. Give build out analysis options.
- Need to gather lot subdivisions and permits from past years.
- Attempt to get subdivisions and permits from the last 5 years.
- Look at the past 5 years of growth. Present different build out scenarios. Decide triggers for subdivision/permits. When the threshold is reached Town Board evaluates current zoning and comprehensive plan strategies. Consideration of moratorium if greatly above the threshold to allow for evaluation. Board needs yearly review.
- Don Meltz to create several build out scenarios based on various environmental constraints and new hamlets.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Collect subdivision and building permit data	Van Calhoun	ASAP
Create build out scenarios	Don Meltz	2/7/2007

NEW BUSINESS/OPEN FORUM

COMMITTEE

<b>DISCUSSION</b>	Cancel the meeting for 1/17/2007. Next meeting 2/7/2007 at 6:30 pm.
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ADJOURNMENT

MIKE HART

<b>DISCUSSION</b>	Van Calhoun made a motion to adjourn at 9:30 pm (2 <sup>nd</sup> M.G. Biebel). Unanimous.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE