

Town of Chatham Comprehensive Plan Steering Committee

MINUTES

MARCH 15, 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	Randi Walker, Ira Marks, Van Calhoun, Mary Gail Biebel, Jean Rohde, Mike Hart, Bob Balcom, Roy Carwile, Kary Jablonka, Nan Stolzenburg, Rick Werwaiss (6:54)

Agenda topics

2 MINUTES

CALL TO ORDER

MIKE HART

DISCUSSION	Chairmen Mike Hart called the meeting to order at 6:38 pm.

5 MINUTES

MARCH 1, 2006 MINUTES

BOB BALCOM

DISCUSSION	Mary Gail Biebel made a motion to approve the minutes of March 1, 2006 (2 nd Randi Walker). Motion unanimously carried.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Post meeting minutes to Town Website	Bob Balcom	ASAP

90 MINUTES

OLD BUSINESS – STRATEGY WORK
(HOUSING)/NATURAL RESOURCES

LIAISONS/NAN STOLZENBURG

DISCUSSION	<p>Ira Marks resumed discussion of the Housing strategies. The committee first reviewed strategy three and discussed the problem of the permitted uses identified and how they do not currently apply to our zoning. Generally the committee agreed that applicability should apply across all zoning through either permitted use of special permitted use. Much discussion revolved around “granny flats” resulting in the addition of more criteria for special permitted use. Discussion then moved to the possible need to limit the time period for permits to prevent potential of the granny flat being rented on the open market. The discussion finished with “aging in place” and the potential for a housing trust fund.</p> <p>Strategy four discussions focused on incentives for building green. Discussion focused on density and the committee also suggested waiting to see the recommendations from the Land Use Sub-committee.</p> <p>Strategy five discussions opened with a general question as to the focus of the goal. Generally, the sub-committee is recommending that a housing plan be discussed before a major development is planned. They want the public inserted into the process earlier, possibly during the sketch plan phase. Discussion then moved to multi-family housing units. It was determined that “rural character” guidelines need to be flushed out. The sub-committee will rewrite the section based on the discussion. Discussion then moved to sections B & C. The committee agreed that fiscal impact analysis needs to be better defined. Consensus was achieved regarding the developer paying for a town appointed outside expert for such analysis. Sections D and E drew little discussion by the committee. Section F created a great deal of energetic discussion regarding site plan review of housing. The committee suggested that this section be pulled out and placed separately. The sub-committee agreed to rewrite this subject.</p> <p>The housing discussion ended with the recommendation to the subcommittee to add special needs to goal number two.</p>

