

Comprehensive Plan Steering Committee

MINUTES

OCTOBER 17, 2006

6:30 PM

TOWN OF CHATHAM TOWN HALL

MEETING CALLED BY	Mike Hart
TYPE OF MEETING	Monthly Meeting
FACILITATOR	Nan Stolzenburg (not in attendance)
NOTE TAKER	Bob Balcom
ATTENDEES	Ira Marks, Mary Gail Biebel, Randi Walker, Kary Jablonka, Mike Hart, Jean Rohde, Bob Balcom

Agenda topics

CALL TO ORDER

MIKE HART

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

OCTOBER 3, 2006 MEETING MINUTES

BOB BALCOM

DISCUSSION	Randi Walker made a motion to accept the October 3, 2006 minutes (2 nd Ira Marks) . Motion was carried 5-0-2	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Post minutes to the Town's Website	Bob Balcom	ASAP

OLD BUSINESS – DENSITY

MIKE HART

DISCUSSION	Mike Hart made introductory remarks to the topic of density and handed out documents for reference. The following is a summary of the various points of discussion:
	<ul style="list-style-type: none"> ▪ Density actually refers to the number of people allowed to live in the town. We do not want to build a wall around our town and not allow anyone else in. ▪ Other sections of the comprehensive plan will place controls on density. ▪ Some controls are zero net loss of farmland, adjustment of hamlet boundaries, environmental constraints and adequate facilities. ▪ Lots (building) must have the ability to sustain itself. ▪ We have the same zoning pattern over the last 30 years but new demands are requiring changes. ▪ Pressure from outlying areas that will affect our density is growing. ▪ The Town-wide survey indicated that population density is very important (86% rated important). ▪ There are important characteristics of the Town that lowers the pressure such as the higher cost of land and the lack of infrastructure. ▪ The element of time needs to be considered regarding growth. ▪ Recent school district demographic reports indicate a reduction of school age children in the next several years. ▪ Density bonuses could be considered in order to gain many of the goals of the plan however the Saratoga Springs experience with density bonuses was negative. ▪ Zoning changes in other adjoining towns will affect our town. ▪ The question was raised of "What makes us different?" This led to a discussion the relationship between assessment of land and net density. ▪ Net density may cause a "run" on assessment changes. ▪ The rate of growth consideration is high on our Town's perception of community. ▪ We may consider creating a mechanism that would trigger certain control procedures after reaching a certain growth increase. ▪ Existing zoning has provided control of growth and the lack of infrastructure has actually protected the Town from

uncontrollable growth. <ul style="list-style-type: none"> ▪ A definition of density is the number of people and dwellings distributed across available land. ▪ We should review the draft plan and pull out items that could provide control. ▪ Commonsense dictates that the community does not want to stop all growth but does expect that the plan will help control growth at a rate that is acceptable and not rampantly out of control (like East Greenbush, Schodack, West Sand Lake, Averill Park). ▪ We have the struggle to represent the needs of the community even though there are competing interests. 		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None. Discussion to continue.		

NEW BUSINESS/OPEN FORUM

COMMITTEE MEMBERS

DISCUSSION	Jean Rohde announce a meeting sponsored by the American Farmers & Trust at Columbia Greene CC on November 4, 8:30 – 3:00.	
	Mary Gail Biebel announced the final CAP meeting regarding farmland ranking is scheduled for November 2 @ 7:00 at the Town Hall.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None		

ADJOURN

MIKE HART

DISCUSSION	Mary Gail Biebel made a motion to adjourn @ 9:14 pm (2 nd by Randi Walker). Unanimous	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

OBSERVERS	None
RESOURCE PERSONS	
SPECIAL NOTES	