

Town of Chatham Comprehensive Plan Steering Committee

9/20/2006
6:40 PM to 10:20 PM
Town Hall

Meeting called by: Mike Hart
Facilitator: Nan Stolzenburg

Type of meeting: Additional
Note taker: Bob Balcom

Attendees: Mike Hart, Bob Balcom, Mary Gail Biebel, Randi Walker, Kary Jablonka, Jean Rohde, Van Calhoun, Nan Stolzenburg, Don Meltz

Agenda

Call to Order

Mike Hart

Discussion: Mike Hart called the meeting to order @ 6:40 pm

Approval of September 6, 2006 Minutes

Bob Balcom

Discussion: Mary Gail Biebel made a motion to accept the September 6, 2006 minutes (2nd Kary Jablonka). Motion unanimously passed.

Action items:

Post minutes to Town website

Person responsible:

Bob Balcom

Deadline:

ASAP

Old Business- Ridge line definitions

Don Meltz

Discussion: Tabled

Action items:

Person responsible:

Deadline:

Old Business - Hamlet limits**Don Meltz**

Discussion: Don Meltz projected the work he completed in conjunction with Nan Stolzenburg regarding hamlet zoning boundaries. Don reviewed the current hamlet boundaries and then presented recommended boundaries for Chatham Center, Kinderhook Lake, Old Chatham, North Chatham, East Chatham and Malden Bridge. He recommended hamlet zoning for Riders Mill Road, Rayville, New Concord, Clark Rd & CR 9, CR 9 and NYS 295, and along northern boundary of Chatham Village. The steering committee members suggested modifications and raised a concern regarding priority farmland. The committee then accepted the prospective hamlet boundaries, with amendments, pending agricultural land review.

Action items:	Person responsible:	Deadline:

Old Business - Applicability**Kary Jablonka**

Discussion: Kary Jablonka began the discussion regarding applicability with the following consensus decisions:

Economic Development 2.2 b – applies to all zones except RL1.

Housing, 1.1. d, e & h should be repeated in 1.2. Remove the first sentence in (h).

Housing 2.1 – Applies across the Town

Housing 2.2 a – Affordable housing in all zones with the exception of RL1.

Housing 2.3 – Allow everywhere with special use permit

Infrastructure 8.1 – Applies all zones

Infrastructure 11.1 – Applies all districts with special use permit and no wind “farms”

Tabled @ 8:10 pm to begin hamlet boundaries.

Action items:	Person responsible:	Deadline:

Old Business - Permitted Uses**Randi Walker**

Discussion: Tabled

Action items:	Person responsible:	Deadline:
Complete Permitted Uses	Randi Walker	10/3/2006

Old Business - Farmland Analysis and identification**Mary Gail Biebel**

Discussion: Tabled

Action items:	Person responsible:	Deadline:
Complete identification and analysis (CAP Committee)	M. G. Biebel	10/3/2006

Old Business - Prioritizing Goals			Mike Hart		
Discussion: Tabled					
Action items:			Person responsible:		Deadline:
Old Business - Density			Nan Stolzenburg		
Discussion: Tabled					
Action items:			Person responsible:		Deadline:
New Business - Meeting night change			Chair		
Discussion: Due to a training conflict for Mike Hart the committee agreed to switch meeting nights to the first and third Tuesday of each month. The next meeting will be October 3, 2006					
Action items:			Person responsible:		Deadline:
Contact Carol Gregg re: public notice of meeting nights			Mike Hart		ASAP

New Business - Draft Plan**Nan Stolzenburg**

Discussion: The committee discussed the usage of the terms "shall and should". During a lively discussion the following concerns were voiced:

- Using restrictive language will reduce the flexibility in decision making by elected and appointed officials
- The steering committee members (and the sub-committees) have worked hard and want their recommendations to be used
- The discussion may be premature as the steering committee has yet to prioritize areas of the plan
- There may be resistance by the Town Board members to use restrictive language

The steering committee, by consensus, agreed to have Nan Stolzenburg determine areas of potential conflict regarding the use of restrictive language and advise.

Nan will also go through the plan document and keep in repeating concepts but correct for consistency and make the tone more uniform. The steering committee will need to advise Nan on how to handle data and documentation.

Action items:	Person responsible:	Deadline:
Update draft document	Nan Stolzenburg	10/3/2006

Open Forum**Mike Hart**

Discussion: None

Action items:	Person responsible:	Deadline:

Adjournment**Mike Hart**

Discussion: Randi Walker made a motion to adjourn at 10:20 pm (2nd Mary Gail Biebel). Exhaustively unanimous.

Action items:	Person responsible:	Deadline:
Draft Minutes	Bob Balcom	ASAP

Additional Information

Observers: