

## MEETING OF THE LAND USE COMMITTEE 1-30-2020

The meeting was held at 7 pm in the Town Hall. Present were Lees Hartman, chair; Tom Collins, Kathy Flaxman, Sybil Freedman, Rod Henderer, Dedun Ingram, Eric Murtagh, and Sarah Runge.

Minutes of the January 9<sup>th</sup> (December) meeting were approved as amended.

There were no public comments.

Accessory Dwelling Units: The County requires increased side and rear setbacks if the wall length of an ADU exceeds 24 feet and/ or its height exceeds 15 feet. After some discussion, the Committee decided to recommend similar increases to the side setbacks for detached ADUs in the Town to ensure that the side setbacks required by the Town are not less than the County's required setback. Requiring an increased rear setback should not be necessary because the Town's rear setbacks are sufficiently greater than the 12' initial rear setback required by the County to cover any increase in the County setback due to wall length or height.

Additions to Houses with Nonconforming Side Setbacks: Lees previewed for the Committee a slide deck to be presented to the Council during the February work session. The slides are intended to clearly compare the current interpretation of the code for additions to houses with nonconforming side setbacks with a proposed interpretation. A subcommittee of LUC members has been working closely with Town staff on the proposed interpretations. The intent of the proposed interpretations is to clarify the meaning of the code provisions, even when additions to unusual or complicated lot and house configurations are proposed. The proposed interpretations also make the required setbacks for additions less restrictive. The original goal of the code provisions was to encourage residents to build additions rather than new houses. The proposed interpretation accomplishes this goal. And by removing the overly restrictive side setbacks the wording of the current provisions has required, the proposed changes will reduce the number of variance requests. If the Council agrees with the proposed interpretations, changes to the wording of appropriate parts of Section 4-4(b)(2)c will be developed by the Town lawyer.

Corner Lot Porch Roof Code Cleanup: Town staff has identified a "gap" in Section 4-4 (d) of the Town Code. Section 4-4 (d) (1) a. prohibits uncovered porches, steps, etc. from extending into a front setback of a corner lot if that front setback is less than 25 feet. The Committee discussed the "gap" and agreed with the Town staff's suggestion that wording be added to make the prohibition explicit for roofs. Draft wording will be developed and presented to the Town Council at their February work session.

Cleanup of Typos in Code: Several typos in section 4-4 have been identified and the Committee will recommend to the Council the appropriate corrections.

The next LUC meeting will be Thursday, February 27th at 7 pm in the Town Hall.

The meeting adjourned at 8:10 pm.

