

MEETING OF THE LAND USE COMMITTEE 6-29-2020

The meeting was held on Zoom at 7 pm (rescheduled from 6/25 due to a storm that resulted in a power failure shortly before the meeting was scheduled). Present were Lees Hartman, chair; Tom Collins, Kathy Flaxman, Rod Henderer, Dedun Ingram, Eric Murtagh, Sarah Runge, Stuart Sessions; and Irene Lane, new Council liaison.

The Committee welcomed Town Council member Irene Lane as the new LUC liaison.

Minutes of the previous two meetings (February 27th and March 3rd) had been distributed by email. Eric moved to approve both. The motion was seconded, and the Committee approved the minutes without dissent.

Public comments: None.

Lees reported on recent Town Council activities relative to LUC initiatives including passage of the ordinance regarding additions to houses with nonconforming side setbacks and tabling of the ordinance regarding accessory dwelling units. The Committee also discussed the Council's continuing work with the landscape architect to develop a concept plan for Zimmerman Park. Dedun, Irene and Lees attended a work session on June 11th in Zimmerman Park at which a member of the Fendrick landscape architect design team worked with Council members to establish the possible location of the fencing around the large open area at the north end of the park.

The Committee discussed further work that has been done on ADUs. Lees presented metrics on existing accessory buildings in the Town. There are approximately 450 existing accessory buildings. The Committee felt that 300 square feet would be a minimum plausible size for conversion of an existing accessory building to an ADU. The Committee discussed the cost of conversion.

The Committee then considered construction of new detached ADUs. Lees presented metrics on lot sizes in the Town and the impact of lot depth on construction of new ADUs. For reference, the Committee looked at models of prefab ADUs that ranged in size from 300 square feet to over 1,000 square feet. The Committee discussed constraints on construction of ADUs other than lot depth. As with existing accessory structures, the Committee thought that a plausible minimum size for a new detached ADU would be 300 square feet. The Committee then discussed how many new detached ADUs could be build based on a 20% rear setback. Lees presented numbers based on an ADU size of 500 square feet (by lot depth) and will generate the numbers that could be built using 300 and 400 square foot sizes.

Dedun and Irene summarized the creation of a new subcommittee that will report to the Long Range Planning committee. The subcommittee will study regional growth and development. Members of the LUC were encouraged to volunteer for the subcommittee.

The meeting adjourned at 8:45pm.