

## MINUTES OF THE LAND USE COMMITTEE MEETING 11-17-2010

The meeting was called for 7 pm in the Town Hall. Present were Dedun Ingram and Stephanie Brown (co-chairs), Craig Brooks, Tom Collins, Kathy Flaxman, Lees Hartman, and Linna Barnes (Council liaison).

No members of the public were present.

Minutes of the November 3<sup>rd</sup> meeting: Tom moved to approve as sent. Seconded, passed without dissent.

Stephanie reviewed the Council's consideration of the committee's recommended changes to the building code. Although there had been an on-line exchange among residents regarding the 12-inch height limit proposed for plantings in and adjacent to public rights of way, people did not come to the meeting to express their opposition. The Council did withdraw that piece of the revised code for further consideration; the rest was passed. Linna noted that the prohibition on front yard fences and hedges has a long history in the Town and we should research its origins so that it can be better explained to current residents. She will write an article for the December issue of the Forecast. Kathy volunteered to write an article on the subject of the public right of way.

On-line permitting: The Town staff has decided that the process is too complex for most people to be able to complete it on line. Dedun thought that it could be good to be able to fill out the forms on line and then print them, even if they had to be submitted in person. However, this is a staff issue that we don't have to worry about.

Chapters of the Handbook were further reviewed, some for final editing, as follows:

Permitting: Dedun

This is still in progress. Do italics indicate a technical term in the code? If so, this is not done consistently.

Front Yard Landscaping: Tom

Some portions (underground sprinklers, hedges) have been moved to other chapters. The 35% rule still needs to be better defined, including a clearer definition of the front wall of a house and of "front yard". Perhaps this could be defined in the Glossary along with a picture? Suggestion: Have a general chapter "Your Front Yard" which would start with the character of the Town and the reasons for regulating various front yard features; then refer most details (hedges, walls, fences, right of way, 35% rule) to other chapters. Linna will write the introductory chapter.

Driveways: Kathy

Some details were discussed. Is it true that a property can have only one driveway even if it is shared? Town staff has been allowing a new driveway if right to the shared driveway is renounced. Reference in the code to a single curb cut also needs to be found and cited. Craig suggested that troublesome details are better left out; chapters should be general enough that they won't be instantly obsolete if small changes are made to the code.

Pools: Craig -- The chapter title was changed from "Spas, ..." to "Outdoor Spas, ..." as the Town does not regulate indoor spas and we did not want to confuse anyone.

Pre-PAC: Lees

In progress. Language is needed giving the philosophy of the pre-PAC meeting, presenting it as an opportunity, not as another hurdle.

Water: Lees and Stephanie

Variance and appeal processes need to be re-checked. The introductory paragraph needs more schmooze. Vic can draft this.

Introductory chapter: Is being left until the end. It should include visioning.

Calculations: Dedun

In progress. Linna suggested giving it to Dave Walton to write.

Additions

New Houses

Accessory Buildings

Dedun is nearly done with pulling out the redundant details from these chapters (most of which will go to Calculations).

Variances:

Almost done.

Glossary: Craig

We will use the glossary from the new regulations. Vic made "user-friendly" definitions. Some things seem to be missing, for example "non-vegetative surface". Do we want to add anything? Stephanie suggested that the staff needs to have input here. Linna will call Dave Walton.

Site Management/What Happens During Construction

Vic has written?

Committee members were asked to re-edit their chapters and get the updated versions to Dedun/Stephanie by 11/22. They will be printed up, compiled and distributed.

Next meeting: The regular date of Monday, December 13 was not good for many members. December 7 or 14 were suggested, depending on Vic's availability. [However, the date eventually chosen was Wednesday, December 15.]

The meeting adjourned at 9:25 pm.