

MINUTES OF THE LAND USE COMMITTEE 7-12-2010

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

Public comment: No members of the public were present but Deborah asked to comment on two issues. Regarding the first issue, her objection to the proposed rewording of the ordinance that deals with setback requirements for corner lots scheduled for introduction at the July 14, 2010 Council meeting, Dedun advised that the committee has not been asked for input. The second issue concerned handbook content; Deborah thought that we should advise residents that “the Town is of mixed character and historical heritage” and that anyone planning a teardown should consider the effect of the new house on neighbors when drafting the plans. She has sent committee members an email suggesting wording.

Minutes of the June meeting: A typographical error in the third bullet point was corrected. It should have read **Correction of reference in 4-5(b)(3)a to 4-4(a)(1) [regarding front setbacks] rather than 4-4(b)(1) [side setbacks]**. Tom moved to accept as corrected. Seconded, passed without dissent.

Dedun reported on the work session with the Town Council. She presented the committee’s report including recent housekeeping changes and previous recommendations from last September, including calculating setbacks on lots with unequal side lines and issues regarding the 35% non-vegetative limit. The Council went through the recommendations very quickly and was amenable to most of our suggestions. They did question the recommendation that any front-yard paving require a permit; both this committee and last year’s had thought that this was needed so that Town staff could effectively administer the 35% rule. The Council also did not want to go to fuller permitting for front-yard fence replacement. On the issue of right-of-way permits for invisible dog fences and underground sprinklers, David Podolsky recommended both a permit and a license for front-yard installations. He will draft language pertaining to all of the code changes adopted by the Council and will also reorganize the chapter of the Town code dealing with fences, walls, hedges, etc. This new language will be introduced in September.

Dedun will attend the Town Council meeting on Wednesday, July 14 to make a brief presentation about the handbook.

Town Survey: Copies of a draft were distributed for comment. Suggestions made were:

- Craig: The section on permitting asks only about enforcement. It should also ask about ease of the process (if used within the past two years).
- Dedun: There should be a separate section regarding parking: Do you have trouble finding parking? Is it due to too many resident cars? Non-resident cars? Is enforcement effective? Current enforcement is dependent upon calling in a specific complaint about a specific car.

- Recycling: Commingling all items is offered as an option but Linna pointed out that we currently recycle through the County which requires paper to be separated from other items.

Handbook: Dedun has been incorporating members' suggestions into the next draft for Vic Tervalá. She hopes to be working with Vic on this during July and August and will forward material to the committee for feedback.

Glossary: Craig distributed a list he had compiled from the Town code of terms which name items (1) regulated by the Town, (b) referenced in the Town code, or (c) mentioned in the Town code, but are not defined within the code. The terms shown in red are ones which he thinks need defining in the code or in the handbook; those in black are perhaps less necessary to define. He will next check the County code to see what definitions are there. Vic could perhaps soften up technical definitions.

The meeting adjourned at 8:15 pm.