

1-16-2019 Work Session

Members Present: David Madden, Dave LaBar, Deb Johnson, Ray Blake, Russ Carruth, John Rescigno

Members Absent: Glen Hansen

Alternate present: Kristina Brodie

Meeting Opens at 7:10 PM

Also attending were representatives of the Citizens Planning Committee, and several members of the public.

The discussions included:

1. Consideration of the Savings Clause that currently reads-

4.9 Non-Conforming Parcels or Usage

1. Non-Conforming Lots. A non-conforming lot of record as of the effective date of this Ordinance, or amendment thereto, may be built upon, without the need for a variance, provided that all provisions of this Ordinance except lot size and/or frontage can be met.

2. Non-Conforming Uses. Any existing non-conforming use shall not be changed to another non-conforming use.

Members of the public have suggested that all current lots should be buildable without meeting dimensional standards and lot size requirements.

Board and Committee Member discussions resulted in consensus not to make changes since residents can pursue a variance and establish hardship.

2. Consideration of Lot size –

Request from a town resident (Ruth & Doug Millett) to reduce the Lot size to 2 Acres

Allowing Conservation (cluster) Subdivisions on less than 2-acre lots, where the Conservation Subdivision is designed for only 2 to 6 detached, permanently attached to foundations, single-family houses. There would also be a ratio of 2-acre buildable lot/with two acres under conservation easement. This would be in the Rural Residential District only and all dimensional standards would apply. No Accessory Dwelling Units allowed. They would be small starter or small retirement houses.

Board and Committee Member discussions resulted in majority consensus not to reduce lot size or allow Conservation (cluster) Subdivision for the reasons stated at prior meetings.

Motion made by Dave LaBar, seconded by Ray, to close the meeting. All agreed.

Submitted

Deborah Johnson