DRAFT MINUTES

Members Present: P. Aho, L. Cooley, K. Rawn
Staff Present: L. Painter, J. Kaufman (departed at 6:00 p.m.)

CALL TO ORDER AND ROLL CALL
Aho called the meeting to order at 5:03 p.m.

MINUTES
Rawn MOVED, Cooley seconded approval of the February 21, 2020 minutes as presented. Motion PASSED unanimously.

REVISIONS TO ZONING AND SUBDIVISION REGULATIONS
Members discussed drafts of the following potential short-term amendments to the Zoning Regulations.

Stormwater Management
Members reviewed the draft dated February 26, 2020 and expressed concern that the lien provisions of the proposed maintenance agreement could serve as an incentive for property owners to forgo maintenance and let the Town step in. Staff will explore ways to provide disincentives for such behavior, such as adding language regarding zoning violations/enforcement actions and penalties. Members also identified the need for there to be a cost associated with the staff review of annual reports; this is something that would need to be addressed by the Town Council.

Multi-Family Residential
Members reviewed the draft dated February 26, 2020 and discussed:

- The need for the applicability to renovation projects to be more clearly defined;
- Elimination of the requirement related to minimum number of 1-bedroom or studio units;
- Clarifying requirements related to the number of 2 and 3 bedroom units;
- Changing the term multi-generational housing to be clear that we are not expecting multiple generations to live in a single unit;
- Whether the “multi-generational” standards for all units with two or more bedrooms should only be applied to a percentage of those size units instead of all; and
- Limiting the number of bathrooms in 2 and 3 bedroom units to 2 ½ baths.

As the digital packet was updated to include the draft regulations shortly before the meeting, members agreed that they needed to take time to read and fully digest the initial draft. Cooley requested that staff seek input from the Town Attorney as to whether there is anything in the proposal that would be legally problematic.
Affordable Housing
Staff distributed a draft of proposed amendments to the Affordable Housing bonus section and reviewed it with members. Members concurred with the proposed changes; staff noted the need to change the title of subsection 7.a from “Fee-in-Lieu” to “Housing Trust Fund.”

FUTURE MEETINGS
The next regular meeting is scheduled for 9:00 a.m. on Friday, March 6th.

ADJOURNMENT
The meeting adjourned at approximately 6:39 p.m.

Respectfully Submitted:

Linda M. Painter, AICP
Director of Planning and Development