

Form Based Code Committee

Meeting Minutes

January 14th, 2015

DRAFT

Committee members in attendance: Jollie Parker, Charles Flaum, Kyle Nuse, Glenn Callahan, Scott Meyer, Ingrid Nuse, Walter Pomroy.

Other attendees: Charles Gallanter, Kim Dunkley, Eric Nuse, Paul Dreher, Abby Mattera.

Paul started the meeting by asking how far beyond the existing draft map do we want to go? Do we want to include some other areas? In Form Based Code, Paul said, the strictest standards typically apply to areas where we project dense development, i.e. downtowns. In rural settings, the standards become looser, i.e. the build-to-line requirement goes away.

Kim Dunkley asked whether businesses were consulted throughout the process of developing the code. Glenn said that people have been invited to participate. Paul said that he would like to organize a public workshop at which the concepts developed by the group would be presented to the community. Scott Meyer and Jollie Parker suggested that this workshop happens before Town Meeting day. Kim said that the Planning Commission would like to see a presentation during the Town Meeting Day. Jollie suggested we do both.

Scott wondered if it was fair to implement FBC in one part of the village but not another. Paul said that zoning can be implemented incrementally and changes to the existing code can be made in the future. In a community that never had zoning, an incremental approach may work best.

Some Committee members expressed their hope that the Form Based Code (FBC) will be voted on at Town meeting. Paul asked the committee members to raise their hands if they agreed that the vote to adopt the code should be taken at Town Meeting. All present committee members (six) said yes. Paul said he will talk to Lea and through her, inform the Town, about the Committee's vote.

Paul suggested that prior to Town meeting the Committee should hold one, possibly two public workshops. Press should be invited to the meetings so they know what we are working on. Paul suggested involving Lea in guiding the Committee through the steps of bringing the Committee's work to Town Meeting.

Street types: At the last meeting, the Steering Committee worked on identifying potential future layouts for Railroad Street and School Street. Paul processed the Committee's input and drafted future cross-sections of the two streets. At the next meeting, the Committee will do more work on the map and the street types.

At the close of the meeting there was more discussion about how to exactly present the form based code project to the community. Should we ask for a vote to enact the code? Should we ask for guidance about how to proceed further? Should the Town be the one to ask to adopt, if the code applies only to the Village?

Walter, who didn't participate in the earlier part of the meeting, said that the Village Trustees alone would not adopt the code because it is too expensive for the Village.

Minutes taken by: Lea Kilvadyova