

## Planning Board Public Hearing

### Land Use Ordinance Change

#### Agenda

Call to Order (attendance)

Pledge of Allegiance

#### Meeting Guidelines

- This meeting is being recorded.
- This meeting is limited to two hours and will end at 1 pm or earlier if adjourned.
- This is a Public Hearing. The purpose of the meeting is to share information.
- No binding decisions will be made today.

#### Introductory Comments

We started on a path to increase minimum the lot sizes in the Village & Residential Districts.

In the process, the Selectmen authorized working with a law firm to help us get it right.

Here is the feedback received yesterday from the law firm Rudman Winchell. The attorney who is working with us is: Stephen Wagner. Here is what Stephen sent me:

*Attached are two documents. The first is a redline word version of the Land Use Ordinance. The proposed amendments as you presented them to us are in blue. The additional amendments we recommend are in red. In summary, the lot size and frontage amendments are lawful. However, recent state law concerning housing affordability has preempted some municipal authority that relates in some part to your proposed amendments. For purposes of your ordinance, the only change we recommend at this time to be in compliance with state law is to add provisions allowing an Accessory Dwelling Unit that is not subject to dimensional lot requirements, as provided by state law. Essentially, you must allow an ADU wherever a single family unit is allowed, notwithstanding lot size or density requirements or parking requirements. All other standards still apply. The law also has provisions limiting how a municipality may limit multifamily homes. But for a variety of reasons, which I can get into if desired, I do not think you need to make any changes at this time to be in substantial compliance with those provisions. We tried to take as light of a touch as possible and did not otherwise review or comment on the ordinance. If you want a more comprehensive review of the entire ordinance, please let me know. Once the Select Board/Planning Board is satisfied with these changes, we can compile a final PDF and proposed article for the warrant, in the form needed under state law. But I figured a word document was the most useful for now. Note, however, we did have to convert it from a PDF so there may be formatting issues, especially in regards to the maps. This can be fixed*

*in creating the final PDF for inclusion with the warrant.*

*Second is the PDF you sent me summarizing the changes. I've added comments in red. I suggest including this along with the first document as reference materials for tonight's meeting.*

OK. Now you know what I know. As Board Chair, I would like to continue with the review of the original proposal. I see my role as communicating information and soliciting comments from town residents and the landowners who would be directly impacted by this proposal.

### **Board Proposal Walkthrough**

We will walk through the proposal line by line. Proposal text is available on a separate information sheet. A limited number of copies are available. Red text is from the attorney.

### **Interactive Discussion between the Board and Impacted Landowners**

This discussion is important. The Board needs to hear from the people that will be impacted the most. Input received can be used to modify the proposal before presented to the voters.

### **Additional Questions**

Please record your questions as you think of them. We will discuss them in this part of the meeting.

### **Public Comment**

Please use the sign-in sheet before speaking and announce your name and address for the record.

### **Audience Polling**

There are a few questions the Board would like you to comment on.

### **Adjourn**

**POLL QUESTIONS:**

**Did this meeting meet its stated goal of sharing information with attendees?**

Counts: / \_\_\_\_ / Yes        / \_\_\_\_ / No        / \_\_\_\_ / Abstentions

**As a potential voter, do you have all the information you need to make an informed decision?**

Counts: / \_\_\_\_ / Yes        / \_\_\_\_ / No        / \_\_\_\_ / Abstentions

**Do you favor the proposal as presented?**

Counts: / \_\_\_\_ / Yes        / \_\_\_\_ / No        / \_\_\_\_ / Abstentions

**Do you believe the proposal needs to be modified to incorporate attorney concerns?**

Counts: / \_\_\_\_ / Yes        / \_\_\_\_ / No        / \_\_\_\_ / Abstentions

**Do you believe the proposal needs to be modified to incorporate landowner concerns?**

Counts: / \_\_\_\_ / Yes        / \_\_\_\_ / No        / \_\_\_\_ / Abstentions

**Should the Board table this discussion and resume when more information is available?**

Counts: / \_\_\_\_ / Yes        / \_\_\_\_ / No        / \_\_\_\_ / Abstentions

**Is it fair to say that the Town Meeting to vote on this proposal should be postponed or cancelled?**

Counts: / \_\_\_\_ / Yes        / \_\_\_\_ / No        / \_\_\_\_ / Abstentions