

Sub-division Subcommittee. 3/28/2022

Don – present
Ginger– present
Olga– present
Elizabeth– present
Michael– present
Susan – absent

- A. Group took time to debrief the last two public hearings related to major site plans. Allison Acres was a conditional district rezoning (legislative process) and Preservation Way was an administrative process. The Allison Acres project was a combination townhome and cottage development that would subdivide property. Discussion covered density, clustering, and process under 160D:
- 160D – Can we go back to quasi-judicial (Don) for legislative hearings? Yes (Elizabeth).
 - School of Government Recommendation was to eliminate “subjective” criteria for applications that would be permitted outright according to zoning.
 - Quasi-judicial would allow Board to ask: does this project change the character of the neighborhood? However, we will have to adhere to the strict quasi-judicial limitations. Remember that the School of Government recommended going to the lesser review standard. I don’t know for sure but there may be opportunities for an applicant to appeal quasi-judicial.
 - Quasi-judicial would allow Board to ask subjective questions (as for a special use permit) such as does this project change the character of the neighborhood? Does it impact surrounding home values?
 - Administrative or legislative standards for meeting requirements during deliberation are more clear cut: Does project meet rules of town, infrastructure availability, character of neighborhood, etc. (LDS chapter 15)
 - Quasi-Judicial prevents ex-parte, communications.
 - Need to present to larger planning board to remind/inform of existing density and role of Land Use Plan vs. Land Development Standards and the existing Dimensional Requirements.
- B. Review Civic space - Use percentages from original discussions in draft ordinance.
- C. Discussion on of Agenda for April 11 special call Planning Board public hearing:
1. Topics presented to BOA update: required neighborhood meetings, TIA guidance
 2. New Subdivision tiers to apply impact-based requirements to larger subdivisions:
 - Include updates to Civic space
 - Add the option for community amenities
 - Use percentages from original discussions (increase incrementally based on # of lots)
 - Buffer requirements for larger subdivisions
 3. Request to discuss moratoria – discussion on goals and uses of moratoria
 4. Set date for next Sub-committee meeting
 5. Possibly cancel 4/18 Meeting (Easter Monday)
- D. Sub-division Agenda for next meeting:
- Meeting date to be set at next Planning Board meeting
 - Draft Cottage/Tiny house definitions

- Add to agenda, discuss adding Quasi-Judicial back to ordinances for major sites plans and major subdivisions.
- Review District Density and Dimensional Standards: review of Chapter 2, Dimensional Table -, ex. Setbacks (6ft rear for UR and NR Districts), Units/acre.
- Staff present background information for larger Board (moratoria, 160D quasi-judicial option, density, and land use plan.