**Conservation Subdivision Advisory Committee**

**October 8, 2016 Meeting Minutes**

The meeting began at 6:30 pm.

**Present:** Mike Schwindt, Robert Waterhouse, Sam York, Tom Gruber - Town Council Liaison, Carla Nixon - Town Planner, Christina Silberman – Admin. Asst. to Planning & Code Enforcement. Peter Sherr - Planning Board Liaison, arrived at 6:55 pm. **Absent:** David Carlson & William Moulton

**Goals for First Meeting:** Overview of topic, select regular meeting day/time, select chair and vice chair. (Selection of a chair and vice chair was postponed until the next meeting due to lack of a quorum for voting members of the committee.)

1. **Introduction of Members and Staff:** Introductions for those present were conducted.

Mike Schwindt nominated Bob Waterhouse as Chairman, seconded by Sam York and **VOTED, 2 yeas, 1 abstained** **(Waterhouse).**

1. **Review of Council Charge:** Ms. Nixon explained the reason for the formation of the Conservation Subdivision Advisory Committee and reviewed the charge of the Committee.

**Town Council Charge:**

The Conservation Subdivision Committee shall review and make recommendations to the Town Council on the following:

Consider whether Conservation Subdivision concept should be mandatory in all zones or just the RR1 and RR2 zones.

Consider whether the Conservation Subdivision ordinance should have waiver language to address unique hardships or situations in which the goals are not likely to be satisfied.

1. Utilizing the results of the July, 2014 town-wide citizen survey, as well as the current Comprehensive Plan and other planning committees’ reports, draft a conservation subdivision ordinance.

2. Determine if the current cluster subdivision ordinance provisions are sufficient to protect the rural character of the town or whether a more restrictive ordinance is needed.

The Committee discussed the contract zone overlay and the proposed changes to remove reference to serving a “public purpose?

Mr. Waterhouse asked if a conservation subdivision would be a harder process. Ms. Nixon said it would be more expensive. Mr. Sherr added that it would be more complicated and would involve the public closer to the beginning of the project which will allow more and better communication.

Ms. Nixon will email the draft of the October 18th Planning Board’s agenda item for a recommendation to the Town Council for proposed changes to contract zoning. Mr. Waterhouse asked if each contract zone is different and Mr. Sherr responded yes.

Mr. York said he is concerned with potentially limiting conservation subdivisions to the RR1 and RR2 zones when there are impacts to other zones too. Ms. Nixon said that there are current ordinances in place to require developers to prove the impacts on multiple things including natural resources such as wildlife corridors.

1. **PowerPoint Presentation (Overview):** Ms. Nixon distributed and reviewed a PowerPoint presentation outlining current subdivisions, reasons to consider adding a conservation subdivision and the advantages and disadvantages of a conservation subdivision. Questions discussed for the committee’s further review are as follows:
* Where to require conservation subdivisions?
* Density bonus or neutral?
* Which resources to be in primary conservation areas?
* Which resources to be in secondary conservation areas?
* What does the committee charge require?
1. **Hand out Packets:** Ms. Nixon distributed informational packets for the committee that included the committee members contact information, the proposed charge of the committee, current and pertinent zoning/ordinance information and a draft conservation subdivision ordinance,

Mr. Waterhouse asked about the number of growth permits available. Ms. Nixon said she will double check on this and report back at the next meeting.

Ms. Nixon will provide the percentage of new homes in subdivisions vs. new homes not in subdivisions over the last 5 years. She will also provide a rural growth map and the survey results of the Land Use Committee.

The Committee will meet regularly on the first Thursday of each month at 6:30 pm. The next meeting will be November 3, 2016.

1. **Adjourn:** The meeting adjourned at 8:10 pm.