

FORM-BASED CODE Session #4

- *. Please specify differences between the 2018 and 2019 proposals
- How much of these areas that allow more infill already fall w/in TIF Districts
 - How much more tax rev. based on ↑ of assess. Val will be going to gen tax fund.

- CUP regulation changes from 2018
- Confused of the comparison btw. goals of vision statement & proposal
 - esp. in context of providing aff. housing
 - Vine St, although high density doesn't create aff. housing
 - Need more incentives to build aff. housing
- Current projects are mainly still SFR
- We can't afford to spider-out dev't
 - Not walkable, strain on infrastructure, not aff.
- * If Vision Statement = afford housing, then procedures need to be in place for that dev't
- Find complexity of zones and labels on map to be confusing - Open sp & Conserved

- Live in what would be in T3R
 - Setback changes will allow me to build garage w/o change landscape
 - More flexibility

- Concern for dev't along river corridor - not able to access well already

- 100% impervious coverage in T5 is unreasonable for groundwater protection

* Dev't around wells is an issue

• Difference between CUP and NP need to be defined

- Variances can still be used for Not Permitted Uses

• CUP criteria has been greatly relaxed

• TND2 vs. T4 Residential

• but in TND2 w/ family, you still have family district rules

- Need to be clear that the overlay zones are only applicable w/ dev't approval

• Can developers build in less dense areas by extending W&S without abutter & neighbor input

• Difficult to balance need for housing w/ where to put it to make everyone happy

• Speak to other services

the Town would have to provide for a higher population

• We should acknowledge the existing ordinances (overlay zones) that already allow infill development

• Slide information is deceiving w/ saying that TND1 codes turned into the T4R regs — NOT the same

• Sometimes it is advantageous to have overlay rules/diff. sets of rules for different development

• Proposed Ordinance should keep values and regulations promised in TND1 complete w/ a CUP process

• Zoning incorporating build codes is problematic - not all areas in zone are the same

• Areas now in family have regs that change to Green Res.

* Building codes cannot include scales that do not fit the neighborhoods that they are allowed in

• Attention to details

- Big builds allowed too close to property lines

• Barn-rear setback of only 3ft - problematic

• Mass, scale, scope & extent - issues

• Change is too large - not feeling heard

* We want appropriately sized
** multifam, not large apt
buildings tightly fit into neighborhood

• Housing workshop with employers
and developers coming soon

• Process is being rushed
- take time to work w/ community!

• Suggest - Stat w/ Small area of
Town

• Need clarification between Overlay Zones
and districts

* TNOZR should be repeated.

- Own vs. rent consideration
 - Owning will raise tax help tax rates more because of more ass. val.
 - Look into federal programs too

• PB needs to be clearer on goals

~~***~~ • Slow down, take time, more public involvement

• Housing & Population chapter is out of date - Not since 2003!

~~***~~ • We have to get it right the first time

- No changes can be done w/o TM vote
- No comm. ag by right, except in Rural