

FORM BASED CODE

Community Gathering #3

- Central St = TNOZ_{Fam.}1 → T4R
 - Change from 4un to 8un/acre?
 - Do not like density increase **
- Concern for change from 25% lot cov. excluding impervious surf. to 40% including imp. surf.
 - ** - Do not like that we are encouraging imp. surf.
 - Why no incentives to minimize areas?
- Nothing put forth about the purposes of zoning
 - Ordinance from TM'18 deleted purpose/s/rewrote it. in initial chapter
 - ** - Are they proposing the same change?
 - Is it legal?

• Junk vehicles language

- is this going away?

* Prt of language in Town ordinances?

• Carley Rd - (Rural zone)

- Are there some areas that don't have built-in setbacks?

* If you have an established neighborhood, and rules are changing, that is a major concern

- You should buy your houses knowing what you are getting

* People voted against densification and loss of CUPs, so why is it still in the lang?

* What is the need to densify an established neighborhood?

: In favor of infill development in theory
- if you don't allow dev't, you get sprawl

BUT - it is too broadly applied *

- Winter St is good candidate, but NOT Cheney, etc.

- So how are both areas T4R?

* Maybe create another intermediate res. zone?

• Why not use tax abatements to encourage infill dev't in plazas?
- or IDG build? Etc.

• Concentrate infill in areas prime for dev't.

• No provisions for affordable, workforce or moderate-to-low-income housing

- Areas targeted for T4R tend to have lower assessed value. New zoning ↑ val.

• Need for aff. zoning is mentioned
* in 2003 Master Plan, but still
don't see it in Zoning Ordinance

- Vine St very expensive, even though
it is the example of infill dev't

• Idea - provide bonus densities.

• TB - Setbacks changed dramatically

* - Allow duplexes

- Gateway to low-income housing

- Changes the character of
an established neighborhood

* Live in section of Grove St. that is not

Commercial - and retail is now a by-right use!
- Don't want to become center of Milford

- Concerned about changing section of town

- Don't like 0 setbacks, don't like lack
of CUPs

• People should be allowed to have some say on houses next to them

* - Side setbacks effect neighbors

• Concerns about setbacks getting shorter and shorter

• Want setbacks changed back to 25 feet, changeable by CUP.

* • Don't change historic fabric of town

• Unless you are polling neighborhoods individually, you don't know what they want

• Need more notification to changes

* • Where are changes coming from?

• Small houses on small lots
* are not affordable
- you can only control affordability
by rental prices

• TNDOS had a lot of balance
by evaluating height, scale, massing, &

Character of surrounding builds

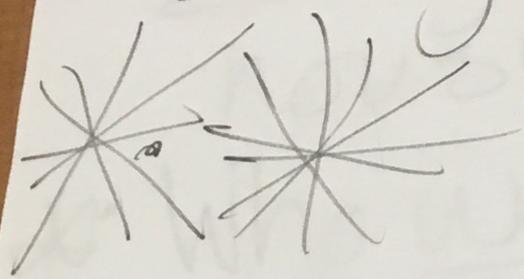
- Now, we have gotten out of
balance - setbacks too small

- Differences between genres.

to family are important

- Cannot combine into 1

• Neighborhood character
being destroyed.



Democratic
Process was removed
from the process

• Let's get back to balance
of the TMD1

• Commercial agriculture is allowed
in every prop dist except 75

- Should stay in Rural by-right
everywhere else by CUP

- Need help determining where the property line begins.

- Zoning promotes cookie-cutter housing

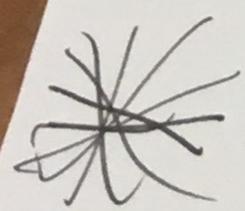
- * Who wants this zoning? If it is only the Board, then they are setting rigid rules on community

- Prohibit/discourage tear-downs of historic buildings/bdgs that are part of community character/fabric

- Issues w/ TNOZ 2
 - Consider whether it is a lawful ordinance

- Consider protection of natural assets in the code

What is the impact of density on water resources?



* Conditional Use Permits *

- Criteria Compatible w/

existing conditions