

FOSP COMMITTEE MINUTES JUNE 1, 2011

In Attendance: Carol Anne Jordan, Craig Cooper, Jessica Sullivan, Richard Bauman, Wayne Brookings, Caitlin Jordan, Chris Franklin, John Greene, Maureen O'Meara (staff)

- 1. Call to order at 7:05**
- 2. Call for Public Comment: None Present**
- 3. Motion to approve May 3, 2011 minutes: Passed unanimously**
- 4. Correspondence: Transfer of Development Rights Zoning Rights**

Maureen described the TDR provisions using the 'bundle of sticks' analogy. TDR allow one to use some of the uses elsewhere. Uses might be access, building rights etc. TDR allow for building rights to be transferred from 'sending' area to another 'receiving' area. Current planning regulations allow for this though it has not been utilized to date. Receiving area is able to use these rights in addition to the building rights currently allowable on the lot or parcel.

Theoretically the Town can use this to help preserve certain areas providing incentive.

Sullivan: Are these transfers deeded rights?

O'Meara: Yes

Sullivan has this happened here

O'Meara: No

- 5. Review Working Schedule with Workplan**

O'Meara reviewed current workplan associated with committee charge adding dates for implementation and review of *FOSP Meeting Schedule with Workplan from Committee Charge*.

Committee reviewed Workplan for potential time limitations. Highlights include additional meeting for September or October, concerns regarding December public workshop (consider moving to November or January)

Greene: Efficiency will be a key to getting through this.

Sullivan/Bauman: Suggested the sub-committee structure

O'Meara: Discussed ordinance committee review of growth area designations and that the committee has requested that the issue also be reviewed by FOSP. FOSP will review the request once it has been forwarded by the Town Council, and determine where in the schedule this might fit.

Status report has been requested by the Town Council at the July meeting.

Additional Meetings added for October 5th, 7pm and November 2nd 7pm.

6. Report from Analysis Sub-Committee:

Franklin: Reviewed the overall concept and goals of the RFP draft for Cost of Community Services and highlighting changes

CAJordan: MOTION Authorize sub committee to initiate RFP process and to review proposals submitted and make recommendations to full committee.

Discussion:

CJordan: If you do one interview, do two interviews.

Seconded, passed unanimously

Farm parcels still needed

7. Rural Areas Open Space Definitions

O'Meara: review of open space definitions/ rural areas definitions as outlined in committee handouts.

Greene: The purpose of defining rural and open space, may have implications on those landowners.

O'Meara: Comp plan certain zones equated to rural area and certain to growth

O'Meara: Zoning ordinance

Franklin: Stated that the definition of rural will directly impact future development areas, certain areas provide incentive for development and discourages elsewhere

CAJordan: The Town does not decide where development occurs. It does not tell you your property can or cannot be developed. It provides the framework under which development may occur, such as under the Zoning Ordinance.

Cooper /Sullivan: Feel the term as used in comp plan is adequate and any attempt to redefine will not give any more clarity, reiterated by Bauman and CA Jordan.

Greene: Definitions may be influenced by the outcome of this committee but there is not likely a universally applicable definition.

Bauman: Need more specific information on how this term needs to be defined.

The committee decided not to prepare a rural definition.

O'Meara: FOSP can include in status report to the Town Council your recommendation that the rural areas definition not be established.

Open Space:

O'Meara reviewed definition matrix provided in committee meeting folder.

Greene: Wanted to be sure the definition did not have any reference to ordinance, ownership or zoning issues.

Committee members want to be sure the definition is not too narrow and adopted a draft statement for submission in status report.

CJordan: Wants to be sure we view this as a draft as the council may request a definition for very specific uses at which point we may need to revisit rural and open space definitions.

The committee agreed on a draft definition of open space.

8: Next Steps/ Agenda next meeting: Range of tools likely will not be reached on agenda but materials will be circulated.

Public Comment: Gary Higgenbottom shared support for the work of the committee.

Motion to adjourn: Unanimously approved 9pm

Respectfully submitted,

Chris Franklin