



Planning Commission

May 14, 2007

6:00 p.m.

At approximately 6:00 p.m. in Town Council Chambers, Chairman Tom Bonadeo reconvened the Regular Session of the Planning Commission. In addition to Chairman Bonadeo, present were Eileen Cobb, Karen Davis, Joan Natali and Cela Burge. Also present were Town Planner Jason Pruitt and Town Clerk Joy Pelletier.

At the last meeting, Karen Davis had posed questions regarding density. In response, Town Planner, Jason Pruitt, prepared a document that broke the town into segments that showed the estimated number of units each segment would have at build out. Chairman Bonadeo broke it down further as to numbers of units per single family, commercial, and multi-family dwellings referencing graphs obtained when attending a planning class. He also incorporated parking statistics and made the remark that when looking at proposals, be wary of spending too much of the property on parking. He stated if parking was incorporated into the first floor of a building enabling the heights of buildings to spread.

Mr. Pruitt directed the group towards the population study and the few changes made to the spreadsheet. He asked their opinion on how to proceed. He pointed out the survey encompassed only 40 homes at Bay Creek – a small sample which may skew the percentages. It was agreed additional attention was needed.

Mr. Pruitt indicated the statistics for the Historic area inconsistent with other population data we had received in the past. Our census shows 750 full time residents in the Historic area. The last census compiled showed approximately 1100 residents. This began discussion concerning the growth in part time residents and decline in full time residents and how the area is changing.

The next discussion was directed towards the Comprehensive Plan. A list was made of what items needed attention. Karen Davis suggested a study be developed of governmental costs per residential unit, i.e. deciding on the level of service would we want to provide.

It was determined the following needed to be completed: Transportation, cost list, and goals and objectives and how to meet the objectives.

Harbor District Revisions – item 6.C from original agenda

Jason Pruitt summarized the changes made since last review. During the review, the question arose as to who is responsible for the final approval of the permits, the Town Council or the appointed Board? Commissioner Burge suggested for consistency, the two overlays should be reviewed in the same manner – ideally one review body would be sufficient. Commissioner Natali suggested one review body for each overlay may be advisable. The matter of “control” was debated. Commissioner Burge remarked the

criteria process controlled the application, not necessarily a body of people. Mr. Pruitt then outlined the process showing how in some instances the Town Council's approval would be needed where in others, they were not part of the process.

Again, wording for height was discussed. The end result was the desire of variety. Block sizes, view shed point and where to measure were all debated. The area south of Mason Avenue was discussed as having two fronts, one on Mason Ave. and the other being the water front, which would affect heights and view shed. Definitions were devised and added to the document.

Chairman Bonadeo suggested if the size, bulk, and mass building were dictated by regulations there would be no room left for the architect to be creative. He also remarked the flood zones may affect the heights of structures.

Motion made by Karen Davis, seconded by Joan Natali and unanimously approved to send the draft of the Historic Harbor District Overlay to Public Hearing.

One last item Chairman Bonadeo raised was concerning the Town Budget. He remarked that Karen Davis had suggested a letter be drafted to Town Council regarding a replacement for Jason Pruitt. With the important projects on the agenda, delaying the hiring of a replacement would be a hindrance to completion of the projects.

Motion made by Joan Natali, seconded by Eileen Cobb and unanimously approved to adjourn the reconvened meeting of the Planning Commission.

Chairman

Town Clerk