

TOWN OF STANFORD
DRAFT MASTER PLAN REVIEW COMMITTEE
JULY 22, 2014

PRESENT:

Mark Burdick
Karen Mosher
James Sansum
Tom Angell
Larry McKeough
Kathy Zeyher
Gary Lovett
Jeffrey Spiers

ABSENT: Tom Dewhirst, Richard Bell, Duffy Layton

Call to order: 7:08pm

MINUTES OF JUNE 24, 2014-

The Committee reviewed the minutes of June 24, 2014. One amendment was made. Mr. Angell moved and Ms. Mosher seconded to approve as amended. All in favor: Unanimous. Motion carried.

OLD BUSINESS-

1. Town Board Issues:

Mr. Burdick stated there has been no movement by the Town Board regarding the role of Town Board Liaison or the review of additional comments. He also noted that he has not yet written a letter to the Town Board regarding the Committee's request for a legal opinion from Town Attorney Bill Bogle on the issue of affordable housing. He agreed to address the issue with the Town Supervisor prior to the next Committee meeting on September 9.

NEW BUSINESS:

1. Housing Density-

Mr. McKeough shared an overview of current listings of homes for sale within the Town found on the Zillow website. The Committee discussed housing affordability. It was noted that the Three County Housing Needs Assessment report projected a low number of affordable units needed to be built in the Town of Stanford.

Mr. Burdick stated that it seems the Committee is interested in locating areas of higher density throughout the Town. He noted that it would be a good idea to locate the Chazen study. Ms. Zeyher noted that multiple dwellings are currently only allowed in the RC zone.

Mr. Lovett inquired how to integrate the town center in the existing draft master plan with the addition of more opportunities for higher density and asked what would happen if both options happened. Mr. Angell asked the Committee if they want smaller lot houses or more lower income housing, stating that smaller lots will not necessarily be affordable. He asked what the Committee is trying to create that isn't currently in existence. Mr. Burdick commented that the Committee should get feedback from the Town Attorney so they know how many units of affordable housing they need to plan for.

Mr. Angell noted that workforce housing can be provided in a variety of ways and may include options such as apartments above stores, density bonuses for new developments in exchange for providing lower income housing and multiple dwellings. The Committee generally agreed that new housing developments will not be affordable unless they are subsidized in some way.

The Committee discussed population growth. Mr. Angell explained that the Master Plan Committee never defined the density for zoning and therefore were not able to predict population growth. He noted that the option of drafting zoning concurrently with the drafting of the master plan would allow for specific numbers to be determined by a build out analysis. Mr. Burdick asked how the Committee feels about allowing for a high density town center development without knowing how much population growth could take place, noting that he doesn't feel comfortable with it. He asked if the master plan could be more specific. Ms. Zeyher stated that she believes the master plan is more of a suggestion and that specific numbers can only be set by zoning. Mr. Burdick noted that it would be a good idea to ask Mr. Bogle how specific the Master Plan can be.

The Committee acknowledged that a large amount of population growth is possible under current zoning, but has not happened. Mr. McKeough reviewed his report entitled "Circle of Progress" dated January 20, 2014 which was previously distributed to the Committee. The Committee discussed changes to demographics over the past 15 years, including a decline in young families and children. They discussed ways in which to attract and retain families and younger populations. Mr. Lovett noted that the Master Plan cannot do much to provide jobs, but it can help design an attractive place to live. Mr. Angell noted that the Master Plan Committee had envisioned the Town Center would create more of an attractive village feel. Mr. Sansum asked if that feel could be accomplished if all available lots on the Route 82 corridor put in stores and sidewalks over time. Mr. Angell noted that the Master Plan will create opportunities, but will not actually create development.

Mr. Burdick asked if Mr. Angell feels that the Draft Master Plan is more friendly to growth than the existing Master Plan. Mr. Angell agreed that it is. He also

noted that, as a Planning Board member, he would like to see the Town Board set out what environmental features they are concerned with and tell the Planning Board how to handle those situations. He noted that site plan review for all new development could reduce complaints and harassment from neighbors in response to new construction that is currently not subject to Planning Board review.

2. Next Meeting Date:

The Committee will meet next on September 9^h at 7pm.

ADJOURNMENT-

Ms. Zeyher moved and Ms. Mosher seconded to adjourn at 9:08pm. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Mark Burdick, Chairman

APPROVED