

TOWN OF STANFORD
DRAFT MASTER PLAN REVIEW COMMITTEE
SEPTEMBER 9, 2014

PRESENT:

Mark Burdick
Karen Mosher
James Sansum
Tom Angell
Larry McKeough
Kathy Zeyher
Gary Lovett
Jeffrey Spiers
Tom Dewhirst
Duffy Layton
Richard Bell

Call to order: 7:30pm

Ms. Turck informed the Committee that Mr. Burdick would be returning shortly and that he had suggested the Committee discuss drafting a letter to the Town Board regarding request for a consultant.

Mr. Layton stated that he is not opposed to using a consultant to give the Committee guidance on how to move forward. Mr. Dewhirst asked the opinion of former Master Plan Committee (MPC) members on their impression of the consultant they used while preparing the Draft Master Plan. Mr. Angell explained that the MPC had intended to hold an additional public hearing on the final draft of the plan prior to sending it to the Town Board, but had run out of money in the budget to do so. He stated that Neil Wilson had been consultant to the previous Codes Committee and found him to be very knowledgeable. He noted that use of a planning consultant that had worked with the Town previously would be beneficial as they would be familiar with the Town and would not take much time to bring them up to speed on the Committee's current work. *Mr. Burdick arrived.* Mr. Lovett added that Nina Peek had been very helpful to the MPC in helping them make decisions.

MINUTES OF JULY 22, 2014-

The Committee reviewed the minutes of July 22, 2014. Mr. Lovett moved and Mr. McKeough seconded to approve as written. All in favor: Unanimous. Motion carried.

OLD BUSINESS-

1. Town Board Issues:

Mr. Burdick stated that he did not get to some of the items he had agreed to address. He explained that he feels he is too busy to continue as Chairman of the Committee and asked the Committee members to consider volunteering to take over the position.

Ms. Zeyher stated that she feels the Committee needs to conclude their work. She explained that she doesn't feel they need to come up with solutions to the Draft Master Plan as no matter what is presented to the Town Board at this time can be built upon in the future. She suggested outlining the areas the Committee feels need revision, such as RC, housing density and land use, for example, and then the Town Board can do what they will from there. Mr. Layton stated that he thought the Committee's direction was to analyze comments and to suggest areas that need attention.

Mr. Burdick stated that he thought the Committee needed to make specific recommendations. He noted that at some point, the Committee had planned to outline areas for work and would ask the Town Board to provide a consultant to assist them. He noted that the Committee could also ask the Town Board to clarify the level of detail they are looking for in the Committee's recommendations.

Mr. Sansum stated he feels it will be a useful process to write this letter. Mr. Burdick noted that this will be a preliminary letter to outline issues and to request a consultant on some or all of the issues. He noted that the 2014 budget for the DMPRC included \$7,000 for a consultant.

NEW BUSINESS:

1. Summary of Issues-
The Committee reviewed the spreadsheet of all comments previously discussed. They identified the following areas of concern:
 - 1) *Housing Density-* Zoning density should be reexamined throughout the Town and an interim alternative to the proposed Planned Development District (PDD) should be provided to allow for pockets of increased density throughout the Town. Central water and sewer feasibility and location of the PDD should be examined further.
 - 2) *Diverse Housing Options-* Greater diversity of housing options should be encouraged.
 - 3) *Mapping-* Some corrections are needed.
 - 4) *Planning Board Review and Site Plan Review-* Further research on the effect of requiring "as-builts" and of site plan review for all new construction.
 - 5) *Mining-* The topic of mining should be addressed in the Draft Master Plan.
 - 6) *Business-* The Draft Plan should include more opportunities for growth of a variety of business types.

- 7) *Natural Resources*- Many comments were received regarding Natural Resource Protection, CEAs, Priority Habitats and Forest Fragmentation, Wetlands, Water Courses and Water Bodies, Steep Slopes, Ridgeline Protection, and Scenic Viewshed Protection. These areas should be reevaluated to determine whether the amount of regulation proposed is necessary and appropriate.
- 8) *Agriculture*- Mapping issues need to be addressed and there should be a language clarification with regard to the difference between land use and zoning. The Draft Master Plan should also promote small scale farming.
- 9) *Alternative Energy*- The topic of alternative energy should be addressed in the Draft Master Plan.

Mr. Angell stated that he feels the Committee will need a consultant on all identified issues. The Committee agreed. Ms. Turck agreed to draft a letter of request to the Town Board and to circulate the draft by email prior to the next Committee meeting. The Committee will review the letter at the next meeting.

2. Next Meeting Date:

The Committee will meet next on September 23rd at 7pm.

ADJOURNMENT-

Mr. Lovett moved and Mr. Layton seconded to adjourn at 9:10pm. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Mark Burdick, Chairman