

**TOWN OF STANFORD
DRAFT MASTER PLAN REVIEW COMMITTEE
MAY 13, 2014**

PRESENT:

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

ABSENT: Karen Mosher

Call to order: 7:05pm

MINUTES OF APRIL 22, 2014-

The Committee reviewed the minutes of April 22, 2014. Mr. Lovett moved and Mr. Angell seconded to approve as written. All in favor: Unanimous. Motion carried. (Ms. Zeyher arrived after approval)

OLD BUSINESS-

1. **Town Board Issues:**

Mr. Burdick noted that the Town Board is still discussing the role of a Town Board Liaison. He also reported that the Town Board has not made a decision regarding the additional comments that were forwarded to them. He was unsure whether they had initiated discussion of the comments yet.

NEW BUSINESS:

1. **Land Use Plan Review-**

Mr. Burdick suggested the Committee review the proposed land use maps and definitions prior to further review of comments. He presented enlarged land use maps and distributed an excerpt of land use definitions taken from Chapter 3 of the draft Master Plan. The Committee agreed with the review, as they felt it would aid in their discussion of comments.

The Committee reviewed the Proposed Stanfordville and Bangall Hamlet Land Use plan and definitions. (Ms. Zeyher arrived) The Committee reviewed the Cluster Techniques exhibit in relation to the Planned Development District (PDD). They discussed the proposed density of the PDD and in the Town overall.

Mr. McKeough commented that he doesn't feel that the PDD will happen any time soon and feels that the proposed plan doesn't leave room for growth in the

Town without it. He suggested allowing for increased growth throughout the Town. Mr. Angell noted that spreading growth throughout the Town would mean locating that growth on soils that can support septic, which would most likely be agricultural soils. The Committee agreed to continue the discussion during comment review.

The Committee reviewed the Proposed Rural Mixed-Use District Land Use plan and the Proposed Hamlets and Rural Mixed-Use District Land Use plan. They reviewed the corresponding land use definitions. Certain parcels were reviewed within the context of existing land use, such as Mr. Layton's property which includes a soil mining operation. Mr. Layton noted that the portion of his property that is proposed to be "Light Industry" is currently agricultural land, and that the mining operation exists in what is proposed to be "Rural Commercial/Residential". Mr. Angell commented that he believes this to be a mapping error. The Committee agreed to continue this discussion during comment review.

The Committee reviewed the Proposed Town-wide Land Use Plan and corresponding definitions. The RR1 and RR2 categories were discussed. The Committee acknowledged the intention for the RR1 category to be a higher density than the RR2.

Having concluded their review of the land use maps and definitions, the Committee agreed to continue comment review at their next meeting.

1. Next Meeting Date:

The Committee will meet next on May 27th at 7pm.

ADJOURNMENT-

Mr. Lovett moved and Mr. Bell seconded to adjourn at 8:55pm.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Mark Burdick, Chairman