



Joint Planning Commission Meeting – Summary

Thursday, January 31, 2008

Town Council Chambers

Time: 6:00 – 8:00 PM

Attendance

Five town planning commissioners attended. Three county planning commissioners were present.

Agenda

1. Reports from Public Events and STAG Meeting
2. Present Scenarios and results from public meeting and STAG
3. Discussion
4. Wrap-up

Discussion

The planning team provided an overview of results from the public meeting. Discussion from the commissioners was as follows:

- Need to use the term “deed restricted workforce” housing in the questions related to housing.
- Be clear about what kind of incentives are options for housing. Provide a list of incentives (e.g., fee waivers, density bonus). Ask if people are willing to access impacts for density.
- Provide clarification on workforce housing: It means housing for seasonal employees and can include rentals and deed restricted housing.
- Explain the basic concepts on the website. Provide definition of terms.
- Clarify the transportation slides and questions.
- Board members had some discussion about tying questions related to the scenarios to the geographic table provided for the scenarios (e.g., ask people to “pick what you like about Scenario A...in outlying areas, central, south, etc.”) to have people rank different components.
- Clarify “town-like” density questions.
- Questions regarding 3 – 4 story buildings doesn’t relate to heights and may be too detailed.
- The Cache/Millward area doesn’t appear in the questions, nor does commercial along Rte. 89 and Hog Island. Need to ask some questions about where industry is appropriate.
- Need to address specific LDRs.
- If deed restricted, density in town is a question. What type of development should occur in town? More condos wouldn’t necessarily be a good idea. What part of density should be workforce housing?
- Address the town’s entrance and gateways. How should the north gateway look? (Imax Theater or other?) Address the Gateways in the town plan.
- Address jobs for large homes.
- For the surveys, provide a preface such as, “given that population will grow... what do you think,” since a lot of people don’t think it should grow.
- Regarding wildlife and NROs, the plan will need to be more explicit regarding crossings and animal movement.
- Address “complete streets.”



- One board member noted some concern about the square footage in the numbers appearing to be high in the count. Do the numbers under-represent jobs in the county? Look at the numbers in the next cut with traffic analysis.
- Scenarios A and D are not the greenest solutions if you can't get people out of cars.
- Wilson will continue their planning process. The community does not want to see 100% residential (condos) in the commercial area.

Public Comments

- Kelly Lockhart – 1986 TDR Study – there is information that dates back regarding TDRs and examples of dedicated work in the community.