

MEETING OF THE LAND USE COMMITTEE 12-05-2019 (for November)

The meeting was held at 7 pm in the Town Hall. Present were Lees Hartman, chair; Tom Collins, Kathy Flaxman, Sybil Freedman, Rod Henderer, Dedun Ingram, Eric Murtagh, Sarah Runge, Stuart Sessions; and Barney Rush, Council liaison.

Minutes of the October meeting were accepted as circulated.

There were no public comments.

Because of the holidays in December, committee meetings (usually on the fourth Thursday of the month) were rescheduled as follows:

- December 26th meeting moved to Thursday, January 9th in the Lawton Center Art Room; and
- January 23rd meeting moved to Thursday, January 30th in the Town Hall.

Accessory Dwelling Units (ADUs): Per the October minutes, committee recommendations to the Council will be:

- In computing gross floor area for the FAR, the first 240 square feet of an accessory building are currently excluded. This exclusion is designed to allow for a garage with space to park a car. If an accessory building is to be used as living space (ADU) the exclusion would not apply.;
- Many existing accessory buildings are closer to the property lines than would be allowed for a dwelling unit. A detached ADU should meet the setback requirements for dwelling units, not just the current setbacks for accessory buildings. This will include new as well as existing accessory structures.;
- When an existing accessory building is being converted to an ADU the owner of the property will be required to obtain a permit from the Town.;
- The Town adopt the County regulations for exterior lighting.

Additions to houses with non-conforming side setbacks: The Committee continued to discuss additions to houses with non-conforming side setbacks. A subcommittee continues to meet with Town staff member Dave Walton. The goal is to clarify the language in the Town code.

Projections allowed into required setbacks: The Committee discussed projections and how they should be counted in the measurement of setbacks. There was agreement that some modification/cleanup of the code is needed.

Zimmerman Park Improvements: Mayor Rush reported that a work session is scheduled on December 9th and that the Council will discuss multi-use options for the space. The Committee was asked to help solicit community input on Zimmerman Park.

Licensing for ADUs and/or AirBnBs: The Committee discussed the County and Town licensing requirement for ADUs and AirBnBs.

The meeting adjourned at 8:35 pm.