

## MINUTES OF THE LAND USE COMMITTEE MEETING 3-24-2016

The meeting was called for 7 pm in the Town Hall. Present were Dedun Ingram and Craig Brooks, co-chairs; Pat Burda, Tom Collins, Kathy Flaxman, Stuart Sessions, Deborah Vollmer; and Kathy Strom, Council liaison. No members of the public attended.

Minutes of the February 25<sup>th</sup> meeting were approved as circulated.

**Storm Water Management (SWM) Ordinance:** Kathy Strom reported that the proposed SWM ordinance had not yet come back from the State review. The Town Attorney has been asked to follow up.

Councilmember Strom also reported that Mayor Lang had sent an email to members of the Council saying that he wanted to appoint an ad hoc committee to review the revised SWM ordinance. Committee members agreed that this did not seem necessary given all the work and reviews of the revised ordinance already done by the Land Use Committee, the Water Board, the Town's water engineer, and Town staff during many public meetings and given that State review of the draft ordinance is nearly complete at which point work sessions and public hearings will be held. The Committee agreed to send a letter to the Mayor explaining why it objects to formation of an ad hoc committee.

**Floating Zones:** Kathy Strom had requested ~~a placea place~~ on the April Council meeting agenda for presentation of the ~~LUC's floating~~ **LUC's floating** zones report, but this was denied. As an alternative, the LUC decided to prepare comments regarding floating zone issues for presentation to the Council and public during the public comment segment of the Council meeting.

Update: The LUC had previously thought that floating zone "creep" was not an issue, but this turns out to be incorrect. Once a property has been given a floating zone, properties adjacent to it also become eligible for floating zones. However, because the floating zone process requires a local map amendment (which involves the Planning board, the Hearing Examiner, and the County Council), it may not be worth applying for a floating zone for small developments. The committee discussed possible ways to restrict the types of development and/or uses on Town properties eligible for floating zones. Some zoning designations may be preferable to others in limiting development. Possibly the County could be persuaded to amend the zoning ordinance to prevent floating zone "creep". This could benefit communities throughout the County.

Craig distributed plans for a new development on Kensington Parkway, that uses a floating zone. A parcel comprised of 4 r-60 zoned lots (each with a single-family home) was given a townhouse floating zone and the single-family homes will be replaced with 16 townhouses

The meeting adjourned at 8:45 pm.

Next meeting: Rescheduled from April 28<sup>th</sup> to April 19<sup>th</sup>.