

MINUTES OF THE LAND USE COMMITTEE MEETING 6-27-2019

The meeting was held at 7 pm in the Town Hall. Present were Dedun Ingram and Lees Hartman, co-chairs; Tom Collins, Kathy Flaxman, Rod Henderer, Eric Murtagh, and Stuart Sessions.

Dedun gave an update on Zimmerman Park. The engineering company that was hired to do the stairs has recommended granite steps. They are working on drawings. The two concept drawings are also expected soon from Backyard Bounty for addition of amenities. One will include a dog exercise area and the other will exclude the dog exercise area. As part of Backyard Bounty's contract with the Town they are responsible for two plan review meetings, one with the LUC and Town officials as available/interested and second plan review meeting with the Town Council. The Committee may review the plans in July if they have been completed.

Lees reported on the County Council's June work session on accessory dwelling units (ADUs), ZTA 19-01. Lees and Dedun attended the work session. The County Council spent most of the time discussing the staff report that summarized the Planning, Housing & Economic Development Committee (PHED) amendments to the ZTA. Lees & Dedun noted that the staff report contained a number of inaccuracies relative to the proposed language of the actual ZTA. There will be another work session on July 9th.

The LUC discussed several ADU topics. They included:

- Size limits being considered by the County;
- If deemed needed, what aspects of an ADU could the Town regulate;
- Need for another public hearing on the ZTA by the County Council;
- Impact Taxes;
- Conversion of ADUs to BnBs;
- Town's stormwater rules applicability to ADUs;
- Lighting, location of HVAC units, setbacks, and parking.

The Town website has been updated with a detailed discussion of the proposed ZTA and the Town Council's actions relative to the ZTA.

The committee has recently solicited comments from Town residents regarding ADUs. Dedun talked about some of the comments received to date. Residents had expressed concerns regarding detached ADUs and their impact on canopy trees and stormwater runoff. Some residents have expressed concerns about impacts on parking.

The Committee will keep an eye on the County voting in July. The committee does not meet in August. In September we will start considering what was passed and how to respond to it.

Action items:

- Impact tax: Lees will look into the Counties position on Impact Taxes for ADUs. Dedun suggested that Eric send a comment/inquiry to the County Council.
- Think about setbacks: Should they be the same for a detached ADU as for the main house?
- Update website: Dedun and Lees to prepare updated information on the ZTA for the Town website.

Minutes of the May meeting were approved with a date correction.

The meeting adjourned at 8:25 pm.