

**FINAL MEETING SUMMARY**  
**4<sup>th</sup> MEETING OF THE COMMITTEE TO**  
**UPDATE DENNING'S LAND USE CODES**  
**January 9, 2008 from 7:00 to 9:00 p.m. Town Hall**

*Attendees: David Brooks; David Gilmour, Town Comprehensive  
Planner; Jennifer Grimes; Jerry Huncosky; Carl Landon; Lester Milk;  
Katherine Parr; Kevin Smith; and Alden Thayer.*

*Two members of the public observed the meeting.*

Mr. Gilmour did not have a meeting summary for review.

Mr. Gilmour explored potential subdivision policy approaches:

- Discussion of how grade is defined. More than 12% grade may be needed for driveways and roads. Gilmour discussed a case by case approach to waivers.
- The policy of the community is to tax to the limits of the right of ways, not the public road beds.
- Current right of way standard is 50 feet. Abandoned ROWs can be challenging.
- Discussion of road maintenance agreements – such as for private drives and roads. Some in group see potential for people to demand a road intended to be maintained as private be accepted as public. Group wants to understand the Town standard for a public road? Need lock-tight legal agreements, but still potential for problems, such as if owners feud, don't maintain road, or want it public.
- Discussion where should the utilities go – Ms. Parr felt not just underground or exclusively in right of ways (ask that at the public outreach meeting). Gilmour said this could be a basis for waivers.
- Gilmour discussed an approach to rural road standards – it involves providing a different standard for very low use roads, such as fewer than 400 vehicle trips per day or recreation roads such as go into the park. It is an alternative approach to seasonal designation year after year. Group wants more information.
- Gilmour was asked to check if FEMA requirements match proposed road standards.

The group discussed the goals and organization for a public outreach meeting tentatively set for Saturday March 8, 2008 (subsequently rescheduled later).

- Rather than a presentation the group liked the ideas of having discussion tables.
- The public would be asked to provide input on topics that the Committee has deliberated on. The objective is to obtain focused feedback on select concepts.
- The group discussed three topic areas that will be covered at the tables: roads design; driveways; and environmental planning
- There would be two committee members at each table who would facilitate the groups. Mr. Gilmour will help this group prepare for the meeting.

Mr. Gilmour reviewed a grant application that is being developed for submission to the CWC which will request funds to complete the code update. Mr. Landon said the grant should request funds for computer hardware and software.

Mr. Gilmour kick-ed off a zoning diagnosis.

- The code can be easier to use and find information.
- There are lots/ sites that can be improved aesthetically.
- Impact – division of opinion on degree that building heights influence views.
- It was asked whether the current code would be the basis for an update, as opposed to a whole new code – Gilmour thought this former may be likely.
- Mr. Thayer would like to have incentives for green architecture.
- Mr. Gilmour asked for examples of home based businesses and how these worked.
- There were questions about the origin/intent of Section 4.2.7? It would have to be researched.
- Mr. Thayer thought B&B definition/ code needs work – it is restrictive. Ex. Can they offer culinary classes?

End of summary.