

**FINAL MEETING SUMMARY**  
**5th MEETING OF THE COMMITTEE TO**  
**UPDATE DENNING'S LAND USE CODES**  
**February 11, 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 (by telephone); Lester Milk; Katherine Parr; Kevin Smith; and Alden Thayer.*

Mister Gilmour did not have any meeting summaries this evening. The final versions of the first two meeting summaries are on-file with Town Clerk.

Mr. Gilmour distributed an eight page draft discussion document Conservation/ Environmental Planning which the group reviewed.

- The outreach meeting will start at 9:00 a.m.
- The documents developed for the outreach meeting can be refined to serve as guidelines which support/ complement the subdivision code.
- There was a request to identify the dates of the subdivision codes in adjacent communities, review these, and help the Committee (and the public) understand similarities and differences with Denning's code. This can provide context for choices.
- There was discussion why conservation analysis can benefit subdivision review. Mr. Gilmour said that open space/ conservation subdivision approach is not in the Comprehensive Plan, but there could be aspects of this tool applied in the code update. Specifically, conservation analysis at an early stage can help identify areas on a site more suitable for development versus those more suitable for preservation. There can be flexibility in the layout of lots within a traditional subdivision by allowing flexibility in the lot geometry, such as by allowing lot line geometry to vary, rather than specifying rigid standards for radial lines. Identifying special features and planning development not to conflict with them can avoid conflicts in development review process.
- The group discussed what they thought the public objected to about conservation design – it was dense cluster development without a lot of space between units, with potential for increased density (such as when there are incentives for cluster development).
- There is a need for a diagram that shows the fourth stage in a conservation-design approach where the lot lines are drawn in (after: 1) identifying special features and the potential buildable areas; 2) drawing in the building envelopes (potential house sites); 3) and drawing access (roads and driveways) to the residences.

- There can be exploration of habitat and open space at the outreach meeting. It is hard to get volunteers trained who would provide broad community-wide habitat assessment that would be used in development reviews; rather, permit applicants should supply analysis. It embodies a case by case basis. The Catskill Park and varying topography provide high ecological area for the whole area overlaying the Town.
- Mr. Brooks supports having land choices/ land available for future development. Workforce housing is important. Gilmour said there can be tools applied in zoning to promote housing choices.
- Roxbury Run was a contentious development where shared water and sewer systems were proposed. Some felt shared septic systems can work.
- There was discussion of the benefits of requiring native plantings.
- Explore with the community where and how to limit building on steep slopes, including thresholds.
- The group does want approaches to public versus private roads and common driveways discussed.

The public outreach meeting was set for April 12 and the next committee meetings are Monday, March 3 and Monday, April 7, 2008.