

MEETING SUMMARY
MEETING OF THE COMMITTEE TO
UPDATE DENNING'S LAND USE CODES
July 14, 2008 from 7:00 to 9:20 p.m. Town Hall

Attendees: David Brooks; David Gilmour, Town Comprehensive Planner; Carl Landon; Lester Milk; Katherine Parr; and Kevin Smith.

Guests: There was one member of the public in attendance.

There were no meeting summaries ready for group review.

The group discussed proposed modifications to the subdivision code and the minimum street specifications. Gilmour noted that the drafts were detailed but preliminary. They will need substantial discussion and revision. There is not clear notation provided -- codification will come last. If during review an existing or proposed link in the code is unclear, contact David who will clarify it. Refined versions will be presented later and used for broader public comment.

The group discussed road standards situated in a local law versus the subdivision code. There was discussion regarding specific standards. There was also discussion where driveways and common driveways standards would be placed -- should these be in a local law or in zoning? Consensus was for more information as to possible driveway standards. Gilmour will put this together and distribute it before the next meeting. In reviewing options for possible road standards, two places Gilmour reviewed were Hardenburgh and Neversink.

At various points the group has discussed a goal to move more of the road design standards/ specifications out of the subdivision code. The draft identifies recommendations to move certain standards into the existing 'Highway Department Minimum Street Specifications'. While it is important to get discussion going on this, the document will need significant additional work just to have it in a state ready for discussion with the Highway Superintendent. Still, it would be an objective to advance this code modification simultaneous with the subdivision code upgrade if you want to move the various standards situated in one law into another part of the Town's codes.

There was discussion of the degree that there is support for allowing private roads. Access for four lots shouldn't require access built to a Town road standard. Mr. Gilmour's recommendation is to structure driveways in zoning -- if steeper than 15% it requires permission from Zoning Board. The group sees the function of a road as providing access to the property line (frontage) and the driveways (single and common),

as well as private roads, providing internal access within lots. The group does not want collector road right of way width of 70 feet – maximum recommended width of 60. Minor road right of way width should be 50 feet. One purpose of 60 foot wide right of way widths would be to provide space for the much smaller road footprint to meander, such as to enable designs that fit with topography -- still, the group generally felt that the right of way widths need to be limited. Landon thought that there are approaches to intersections where the added width may be desired, but not in a lot of other instances. For example, there are some corners where logging trucks are tearing up areas outside of the travel way/shoulder.

Gilmour requests the group's comments and questions on this document over the next few weeks. It will be advantageous to have any of your comments and questions on either document by early August.

The group discussed the outline/codification hierarchy which is proposed to be used – Article Roman numeral; sections with three numerals (such as 100, 101, 102, etc.); then capital alphabet (A., B., C. etc.); then numbers (1., 2., 3. etc.); then small alphabet (a., b.) c.), etc.), then i's: i., ii., iii., etc.. The group is comfortable moving the definitions to the back of the code in the next iteration of the draft.

Zoning Diagnosis – Concerning adult entertainment, Gilmour will research whether it is recommended to provide some opportunity for it.

Project Organization & Administration -- there was a consensus of those in attendance that there was a preference not to meet in August as originally proposed (various volunteers are busy with work and scheduled vacations). Rather, it is proposed to meet September 8th and 22nd, and potentially move a proposed outreach meeting to October 18. Gilmour will communicate directly with the rest of the committee about project development, attendance and the proposed schedule.

End of summary.