

Ad Hoc Walsh Property Advisory Committee

Meeting Minutes January 15, 2025.

Members present: Jeff Fischer Chair, Morgan Clark Vice Chair, Breon Dunigan Clerk, Todd Schwebel, Lisbeth Chapman, Alternate members Anne Greenbaum and Jon Winder
No staff present
David Bannard ZTF

Meeting called to Order at 11:30 am

Update on Communications:

Jeff is continuing to work on merger of two Walsh Committee Websites

Morgan Clark expressed, for the record, her displeasure at the lack of town staff support for the committee

Discussion of meeting dates and times is ongoing. Subjects of scheduling are numerous.

Committee went through the ZTF Preliminary Proposal and had many comments and suggestions.

Purpose is to give AHWPAC as much flexibility as possible to build denser housing than currently allowable.

Are the sub districts too restrictive? Are they needed?. Could we create a proposal where there could be more flexibility? Such as open space be exchanged for buildable space. This would leave a developer more flexibility.

Discussion and reiteration of proposed setbacks and separations. Committee was comfortable with the proposed setbacks on abutting Residential Districts outside the MOD. It was proposed by AHWPAC that the interior setbacks be less restrictive in the overlay district. (Section I and table C)

Discussion on "Tiny Houses" The committee agreed that they would like the term Tiny Houses defined and included in the Overlay district. It was noted that all housing on the property was to be year round, including tiny houses.

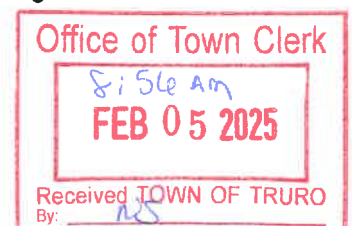
It was agreed that the committee approved of the 67% figure be in Item D

It was agreed that the committee would like to see a residency requirement, E removed noting that other mechanisms would regulate the residency requirement and it was not appropriate in a zoning bylaw

F should be removed

G, Remove 160 from WLS, or reduce number of units. Possibly a breakout Table A by housing type? Will need further discussion on which types of housing are allowed by right.

Home offices would be permitted in both districts.



Committee agreed that it would like language to include Non Profits being allowable

Table B Recommendations for WMS:

Research SP

Small Engine Repair SP

Religious P

Private Club P

Solar Array SP

Duplex P

Single Family P

Consider P for Smaller dwellings and SP for Larger dwellings (ie >10 units)

Want to be sure waste water treatments allowed

WRS

SP for utilities

Add tiny houses to Residential

Permit Duplexes

K Design Standards should include Walsh Guidelines and Principles

R11 and R12 (net zero and low impact development)

L concern about covering the property in Parking. Noted that all parking does not have to be on impervious surfaces.

Sidewalk dimensions seem excessive.

Next meeting January 29

