

MEMORANDUM

TO: Mayor and Town Council

FROM: Greenways Commission
Joe Herzenberg, Chair

SUBJECT: Review of the Third Draft of the Proposed New Development Ordinance

DATE: September 25, 2002

The Commission voted unanimously (4-0) to recommend that the Council make the following changes to the third draft of the development ordinance:

1. Include, in Section 5.5.1, that the Greenways Commission should review a development application if the subject site includes or is adjacent to an existing greenway, or a future greenway that is shown on the Town's Comprehensive Plan.
2. Section 5.5.2(b) (2) identifies 30 feet as the width that should be required for pedestrian and bikeway easements. In practice, the desirable width for an easement varies considerably site to site, depending on terrain, nearby uses, vegetation. We suggest deleting the reference to a specific width, allowing a width to be determined site-by-site.
3. Section 5.5.2(d) (4) specifies a methodology for calculating a payment-in-lieu of providing required recreation area. The current formula has resulted in few payments, because the cost basis is specified as the value of land after the development is complete. We suggest changing that formula to specify that the land value to be used in calculations is appropriately the pre-development land value.
4. Section 5.5.2(e) offers exemption of recreation area requirements if the size of the requirement is small (less than 3,000 square feet) and not able to be combined with an adjacent recreation area; we suggest that the possibility be added of combination with an adjacent greenway segment. Sections 5.5.2(e) and 5.5.2(g) refer to land that has been dedicated for a public pedestrian and non-motorized vehicle easement. Both references should be clarified to refer to land that has either been dedicated as an easement or deeded to the Town.
5. Exempt greenways and public utilities from the land disturbance limitations within the Resource Conservation District.
6. The exemption for Athletic Field lighting on pages 197-198 should include courts as well as fields.

Voting yes were Joe Herzenberg (Chair), Jim Earnhardt, Brenda Nielsen, and Robert Verboon