

**SUMMARY OF  
PLANNING BOARD ACTION**

**Subject:** Review of Neighborhood Conservation District Proposal for the Pine Knolls Neighborhood

**Meeting Date:** April 4, 2006 and April 18, 2006

**Present:** Ruby Sinreich (Chair), Rebecca Boyles, Tim Dempsey, Margaret Campion, George Cianciolo, Tom Jensen, Nancy Milio, James Stroud

**Absent:** Gene Pease,

**Overall Vote:** The Planning Board agreed by consensus to forward the recommendations below following separate votes on individual items.

**Recommendation:** The Planning Board made a general recommendation that the standards of the overlay district should not apply to Public Use Facilities or Elementary and Secondary Schools. The Planning Board also recommended that the Town Council adopt the following regulations for a Neighborhood Conservation District for the Pine Knolls Neighborhood:

<b>Land Use Regulation</b>	<b>Planning Board Recommendation</b>	<b>Planning Board Vote</b>
Boundary	Include Lincoln Center, Manley Estates and Mainsail properties	unanimous
Duplexes	Not permitted	5-2
Maximum Floor Area Ratio for Single-Family Dwelling (or Single-Family Dwelling with Accessory Apartment)	0.25	unanimous
Maximum Size for Single-Family Dwelling (or Single Family dwelling with Accessory Apartment)	2,500 square feet	unanimous
Maximum Secondary Building Height	Secondary height limit of 35 feet for residential and nonresidential properties other than those located in a Town	unanimous

	Center zoning district;	
Bedroom to Bathroom Ratio	A dwelling with more than 2 bedrooms and a bathroom ratio of 1.0 or greater shall be classified as a Rooming House unless the dwelling is occupied by persons related by blood, marriage, adoption or domestic partnership, with not more than two unrelated persons	unanimous
Maximum Percent of Front Yard Used for Parking (single family)	30%	unanimous
Zoning Compliance Permit Notification	Property owners within 1,000 feet must be notified if an increase in floor area is proposed or if garages are proposed. No additional waiting period.	unanimous

#### Issues Raised:

- The Planning Board discussed whether to include the Lincoln Center, Manley Estates, and 3 properties owned by Mainsail Development. The Board developed its final recommendation on the proposed boundary at its April 18 meeting.
- The Planning Board discussed the height restrictions for non-residential properties. The Board developed its final recommendation on this guideline at its April 18 meeting.

Prepared by: Ruby Sinreich, Chair  
Loryn Clark, Staff