

PETITION

TO: Mayor and Town Council

FROM: Michael Collins, Planning Board Chair

SUBJECT: Recommendation for Working with the Northside Neighborhood to Modify the Provisions of the Northside Neighborhood Conservation District

DATE: March 8, 2010

INTRODUCTION

At the March 2, 2010 Planning Board meeting, the Board was asked to approve a Minor Subdivision at 323 Lindsay in the Northside Neighborhood. The Board approved the application because the configuration of the subdivision application technically met the regulations of the Land Use Management Ordinance and the Northside Neighborhood Conservation District. However, members of the Board felt that the configuration was ill-fitting in the neighborhood, awkward in design, and did not meet the spirit and intent of the Northside Neighborhood Conservation District.

BACKGROUND

The Northside Neighborhood Conservation District was enacted February 23, 2004. The Plan includes a Vision Statement with the following objectives and purpose:

- To ensure that the Northside neighborhood will continue to be just that, a neighborhood.
- Preserve the history, charm and composition of a proud and historic community.
- Promote and protect the diversity and family character of the neighborhood.
- Protect the family atmosphere and ensure that all future development is comparable with the majority of the neighborhood in scale, function, and appearance.
- As properties change ownership, make certain that families seeking homeownership have opportunities to buy a home and can afford to live in this community.
- Promote more affordable homeownership opportunities for low and moderate income families and households.
- Nurture an environment that promotes community interaction and fosters a safe and proud neighborhood.

DISCUSSION

To prevent future minor subdivision applications with similar configurations, the Board voted unanimously to petition the Council to ask that staff work with the Northside Neighborhood to amend the Northside Neighborhood Conservation District design standards to address restricting minor subdivisions.

RECOMMENDATION

That the Council direct the staff to work with the Northside Neighborhood to amend the Northside Neighborhood Conservation District design standards to address restricting minor subdivisions.