

SUMMARY OF PLANNING BOARD ACTION

Subject: Montclair Subdivision -- Application for Preliminary Plat Approval

Meeting Date: August 3, 2004

Recommendation: The Board recommended that the Town Council adopt Resolution A approving the application with conditions including the standard stipulation regarding compliance with the Schools Adequate Public Facilities Ordinance.

Vote: 6-0

Ayes: Timothy Dempsey (Chair), Rebecca Boyles, Donna Bell, Suzanne Haff, Nancy Milio, Gene Pease

Nay: none

Issue Raised:

A Board member expressed concern about the Land Use Management Ordinance regulation that allows rounding down of the number of residential units required to be affordable units in lieu of size restricted units. For this subdivision proposal, the applicant offers 15% affordable units for a 13 lot proposal. At 15%, this proposal would be required to provide 1.95 dwelling units as affordable. The regulations state that the number is rounded down. The applicant proposal includes one affordable unit.

Prepared by: Timothy Dempsey, Chair *KP for TD*
Kay Pearlstein, Senior Planner