

Minutes

Steering Committee

DATE

June 20, 2025

TIME

10:00 AM

IN ATTENDANCE

Ryan Thompson, Kimberly Barlett, Jacob Lang, Deborah Blodgett, Kim Iler, Chelsie Fernald, and Tim Callanan.

DISCUSSION SUMMARY

The meeting commenced with Mr. Tim Callanan providing an overview of the R-5 zoning designation and proposed amendments. These proposed changes include incorporating reference links within the ordinance to relevant sections (e.g., buffers) and permitting townhomes in R-5 zones, with a maximum allowable threshold of 35%.

Key topics discussed included:

- **Rental Regulations in Subdivisions:** The committee explored potential regulatory approaches regarding rental properties within subdivisions.
- **HOA Maintenance and County Liability:** Members discussed the implications of homeowners' association (HOA) maintenance responsibilities, particularly as they relate to county liability.
- **Proposed Open Space Document:**
 - The committee reviewed the draft open space guidelines, focusing on how features such as ponds may be credited toward open space requirements.
 - Mr. Callanan stated that ponds may contribute up to 25% of the total open space requirement. Excess areas beyond detention pond requirements could be counted as open space if accessible to residents.
 - Additionally, 30% of the accessible shoreline frontage of a pond may qualify for credit. Bioretention ponds may also be considered for open space credit.
 - Enhancements such as boardwalks and trail systems in wetland areas were discussed as potential qualifying features.
- **Minimum Open Space Size Requirement:** A minimum area of 2,500 square feet was proposed for open space segments.
- **Amenity Upgrades and Credits:**
 - Upgraded amenities, such as clubhouses or pool houses, may be eligible for 1.5x credit toward open space requirements.
- **Buffers and Common Space:**
 - Buffers would not be eligible for open space credit but are designated as common space.
- **Wetlands Exclusion from Lot Size Calculations:**
 - Wetlands would not count toward the minimum lot size and would not be shown on the final plat as part of the lot.
- **Density Bonus Incentive:**
 - A density bonus was discussed, allowing developers to reduce minimum lot size by up to 10% if 30% or more of the development is dedicated to open space.
- **Trail Systems:**

- The committee reviewed different types of trails and agreed on a credit formula based on trail width (3x the width).
- Placement considerations included perimeter fences ~ trails ~ buffers ~ individual property.
- **Clarifying Open Space Calculations:**
 - It was suggested that example calculations be included in the ordinance to assist with interpreting and applying the open space requirements.

In conclusion, the committee thoroughly reviewed the open space article, offering revisions and recommendations for refinement.

Next Meeting:

Date: July 10, 2025

Time: 10:00 AM – 12:00 PM

Topic: Continued Discussion on Residential (R) Districts