

Minutes

Steering Committee

DATE

July 24, 2025

TIME

10:00 AM

IN ATTENDANCE

Ryan Thompson, Kimberly Barlett, Jake Patrick, Murray Marshall, Joe Marshall, Erin Phillips, Jacob Lang, Chelsie Fernald, and Tim Callanan.

DISCUSSION SUMMARY

Meeting Summary

The meeting commenced with Mr. Tim Callanan providing an overview of the Board's discussions during the recent workshop, highlighting minor changes that were considered.

The committee reviewed various housing types and their corresponding design standards. A key topic of discussion was the approval process for design standards and whether such approvals should occur during the preliminary planning phase. During that phase, applicants would be required to submit conceptual proposals outlining the intended design standards for open space and residential structures.

Mr. Callanan initiated a discussion on the proposed R-2 and R-3 zoning classifications. R-2 is envisioned as "multifamily light," encompassing fee-simple ownership models such as duplexes, townhomes, and detached townhomes. In contrast, R-3 is intended to serve as "multifamily heavy," incorporating both fee-simple and common ownership arrangements. Housing types in R-3 may include townhomes, apartments, condominiums, and all types permitted under R-2. Additionally, lots narrower than 50 feet may be classified as detached townhomes.

The committee emphasized the importance of clearly defining intent statements for each multifamily district to clarify permitted uses. There was also a recommendation to develop a comprehensive chart illustrating the various multifamily housing types. This chart would include key metrics such as required setbacks, minimum lot sizes, and open space requirements.

Lastly, the committee considered revising the allowable percentage of multifamily development within the R-5 district. A proposal was discussed to reduce the current limit from 35% to 20%.