

OPEN SPACE WORKING GROUP

Thursday, October 31, 2019

10:30am

Land Bank Conference Room

22 Broad Street

Board Members Present: Judith Wegner (chair), Brooke Mohr, Jessie Bell(for Eric Savetsky), Emily Molden

Board Members Not Present: Jeff Carlson, Cormac Collier, Diane Lang

Others Present: Andrew Vorce (staff), Tucker Holland (staff), Megan Trudel (staff), Ken Beaugrand (staff), Fritz McClure (public-Planning Board)

I. Call to Order

Judith Wegner called the meeting to order at 10:37am

II. Approval of Agenda

Judith Wegner moved to approve the agenda, Charity-Grace Mofsen seconded the motion. Motion carried unanimously.

III. Approval of the Minutes

- April 2019
- May 7, 2019
- October 7, 2019

Emily Molden motioned to continue the minutes from April and May for further review and to approve the minutes from October 7, 2019. Brooke Mohr seconded the motion. The motion carried unanimously.

IV. Discussion of resource protection strategies

- a. **Overlay district strategy v. district strategy: additional discussion of Moorlands Management district model and possible applications (attachment with markup)**
- b. **Discussion of regulation to foster watershed protection and protect against flood risks**
 - **Possible revision of Island Perimeter district bylaw (ch 139-22, attachment)**
- c. **Discussion of enhanced oversight of development in Harbor Watershed Overlay District (continued from prior meeting) (attachment, Bylaw 139-121)**
 - **Definition of area covered (existing bylaw attached; expanded area?)**
 - **Enhanced performance standards and site review?**
- d. **Discussion of flood hazard districts (bylaw attached)**

Andrew Vorce provided an explanation of the difference between an overlay district v. a zoning district. He provided a history as to the reason why MMD was created, explaining that much of the land was once owned by the government and was zoned Lug-2. In the 1980s the Town rezoned to MMD to eliminate the development potential.

Andrew Vorce also explained that the original intent for the Open Space Working Group was to look at the Open Space Zoning District to prevent the creation of 40B Development.

Andrew Vorce suggested renaming the MMD to RPD (Resource Protection District) or Open Space District. Zoning districts should be generalized large lots with minimal ground cover, open protection while minimizing building. Overlay districts can be confusing and ultimately difficult to enforce.

The group discussed the what was the initial intent, where is the current focus, and where are they going? Is it growth control or resource protection? Should the group shift resources as the objective changes/shifts?

Judith Wegner provided a recap of past meeting discussions, there are “areas of critical concern” in overlay districts. Andrew Vorce explained that there are existing overlays for protection such as wellhead, flood, harbor, etc). Fritz McClure mentioned that CRAC is in the early stages for putting out an RFP for a coastal resiliency plan.

Judith Wegner and Brooke Mohr discussed the Master Plan and that resource protection should be addressed in a way that would be enforceable to achieve a goal.

Judith Wegner to look at MMD, make any changes to bring back to the next meeting and will work with Andrew Vorce to bring to the Planning Board on how to proceed with next steps.

Fritz McClure offered to help with an overview of overlay districts what currently exists and how to best update.

V. Discussion of affordable housing strategies

a. Discussion of draft revision of Mid-Island Overlay District to incorporate height bonus (per discussion of last meeting)

Discussion that there is already a 40ft height bonus with affordable housing in the Zoning Bylaw in the Mid-Island District. It is commonly misunderstood, and the design ultimately needs to be passed by the HDC. Historically height limitations were determined by how high the fire truck ladder could go. Less than 1% of the entire island is Mid-Island, there would not be an intersection with the MMD/RPD.

Brooke Mohr suggested that there should be a work group that looked specifically at zoning and affordable housing.

VI. Other Business

NONE

XVII. Adjourn

Brooke Mohr motioned to adjourn. Jessie Bell seconded the motion. The motion carried unanimously.

Submitted by:
Megan Trudel

DRAFT