

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Special Meeting
Tuesday, September 18, 2018
Clifford B. Green Meeting Center
69 South Main Street
6:30 p.m.**

MINUTES

- I. Call to Order** - M. Sigfridson, Chair, called the meeting to order at 6:32 p.m.
- II. Roll Call** - Michelle Sigfridson, Carleen Kelleher, Aaron Kerouac, Jules D'Agostino, Earl Starks. Austin Tanner was absent.
- III. Seating of Alternates** – None.
- IV. Public Commentary** – None.
- V. New Business:**
- a. None.**
- VI. Unfinished Business:**

a. Discussion of Zoning Regulations Rewrite (Review of comments from Public Information Session, etc.)

The Commission Members discussed the Public Information Session. There was disappointment regarding how few people attended and also that it was not well attended by other Boards and organizations.

Review/Discussion of comments received from the Public Information Session:

Information regarding affordable housing was provided to Commission Members.

- There was discussion regarding a suggestion to reduce the 90,000 s.f. minimum lot size in the RA Zone. The Commission will revisit this.
- Discussion regarding reducing the minimum lot size in Paradise Lake Overlay Zone (draft 30,000 s.f.).
No minimum lot size as long as it meets the public health code. How would a subdivision be handled should lots be merged? A build-out analysis was suggested. A density bonus was discussed (dedication to open space or deed-restricted affordable housing). Access was discussed. Can the infrastructure support development there?
- There was discussion regarding affordable housing: requiring a certain percentage of affordable housing in each subdivision or according to the number of units in a subdivision; fee-in-lieu of affordable housing could be considered; 20 possible units on Tiffany Street; incentive housing zones; maximum house size.
J. Roberson will research. It was suggested that affordable housing be all over Town and not just having a section of Town where affordable housing is. There was discussion regarding maintaining the rural character of the Town.
- There was discussion regarding reducing the RA Zone which is now 85 percent of Town.

The Commission reviewed/discussed comments from Glenn Chalder (e-mail dated August 16, 2018, included in packets to Commission Members).

Affordable requirement – 10 percent mandatory set-aside for all new dwelling units (incentive bonus for 20 percent). Fee-in-lieu fractional/entire (which would be put into a fund which would be used to create affordable units). J. D’Agostino, A. Kerouac and M. Sigfridson were in favor of this. This will be put in the draft for public review.

It was decided to have no minimum lot size at Paradise Lake – just meet the Public Health Code.

Discussion: Every second dwelling unit on a lot (accessory apartment or duplex) to be deed-restricted affordable throughout Town. Who enforces this? J. Roberson will research further with other towns.

There was discussion regarding rental rates.

There was discussion regarding the zones where multi-family housing is permitted and possibly eliminating the requirement of a 5-acre minimum lot size. Adding multi-family to the Neighborhood Business Zone by special permit with no minimum lot size (sewered) was discussed and it was decided to put it in the draft to see how it will be received at the next public information session. C. Kelleher has concern for the impact. There was discussion regarding that a mixed-occupancy building can also be commercial and multi-family. Parking could be an issue. There was more discussion regarding affordable housing.

There was discussion regarding minimum unit size, tiny homes, trailers.

- There was discussion regarding Air B&B. There are two in Town. Per Martha Fraenkel, there hasn’t been an enforcement problem.
- There was discussion regarding Net Zero Energy Homes bonuses. The Commission will revisit.
- Discussion regarding increasing the maximum driveway slope to 15 percent. The Commission disagrees with this.
- The Commission agreed with Paul Archer’s comment regarding one free-standing sign per road frontage.
- The Commission disagrees with Paul Archer’s suggestion that Route 169 – 500’ too wide. It is for what is in view from the road.
- Discussion regarding mini houses less than 600 s.f. - Allowed to go below for accessory units.
- There was discussion regarding farm stands. J. Roberson will draft information for the Agricultural Commission. A. Kerouac suggested removing the language that a permanent farm stand be on a farm (Section 6.L.5). There was disagreement.
- Discussion regarding Paul Lehto’s comment about how the open space requirement does not help conserve land. The Commission disagrees..
- Discussion regarding Paul Lehto’s comment about Route 169 design review. Ms. Roberson explained that it allows you to protect stone walls and trees (if

appropriate) and it allows architectural freedom if the Commission decides it is appropriate.

Ms. Roberson will have the draft of changes ready for the next planning meeting October 16th (where the Commission will review additional comments received including comments received from J. D'Agostino dated September 18, 2018), then the second release of the public review draft. Next public information session in November 14th.

VII. Public Commentary

J. D'Agostino asked that the minutes reflect that he agrees with Glenn Chalder that Ms. Sigfridson did a good job running the public review session held on August 15th. He said that she set the perfect tone in being open and receptive to comments.

VIII. Adjourn

The meeting was adjourned at 9:04 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary