

Zoning Bylaw Committee
Minutes for February 1, 2023

1. Called to order at approx. 6:30 PM by Tom Callahan. Attending: Tom Callahan (TC), Clark Brewer (CB), Cassie Malatesta (CM), Dave Farrag (DF), Jack Creighton (JC). Also attending: staff, Cassandra Thayer, Judge Cutler from KP Law.
2. Final discussion held on edits to Art. 6. Moved by CB to approve article, CM second; approved 5-0.
3. Final and extensive discussion on the proposed change to height. 5-0 consensus on the proposed change as to where to measure at the bottom. 3-2 in favor of the change in the definition of the top, the change in a peaked roof from midpoint to ridge (TC, JC, DF for, CB, CM against).

Debate occurred between TC & CB on the merits of the change from midpoint to ridge on a pitched roof, that all participated in. TC emphasized the intent to make a change. CB pointed out the taking away of design flexibility. DF did not think anything was being taken away and this was a statement of making 35' height an actual 35'. JC stated there is a sentiment in town that height is a problem. Judge Cutler pointed out that the change may increase non-conforming structure to the extent there are those that exist with 35' at the midpoint of a peaked roof.

Discussion also included whether the 35' height limit was appropriate, and appropriate in all districts. TC & DF pointed out that the particular height limits in each district could and should be addressed when the Table of Area Regulations is addressed in the fall.

CB suggested diagrams at the forum presentation. The one Jen Oram had drafted for the Working Group would be used and CB would provide one as well.

4. Agreed by consensus not to include a warrant article on moving material into regulations at this time to avoid unforeseen inconsistencies. DF mentioned a need for uniform design standards. The idea of extending Harbor/Village design to 3A briefly discussed
5. TC discussed draft of presentation for the forum on 2/27. General approval with the guidance to be "succinct".
6. Minutes of 1/23/23 approved, 5-0.

Meeting adjourned at approx. 7:53 pm.