

Zoning Advisory Committee – March 21, 2024

Committee Members Present: Mat Ercoline (Chair), Jared Iacolucci (Secretary), Marilyn Stephenson, Peter Martin, Kamran Parwana

Others Present: Trustee Bernadette VanDeinse, Trustee Ben Baskin, Dave LaFontaine

On Zoom: Jenn Moskovits, Darwin Bowie

Call to Order: 7:01

Pledge of Allegiance

The committee meeting had quorum between in-person attendees and via Zoom.

Public Comment

No comments. Clarification made that as we progress out of the diligence portion of our meeting schedule, public comment will be shifted to end of meeting to allow for comment on meeting discussions.

Overall Project Timeline

4/4: John Cromie to present on historic district

4/10: Site Visit (covered in next agenda item more thoroughly)

4/18: Deadline for ZAC to provide initial feedback developed through diligence

May: First public workshop

June: “Tabletop” exercise. Use a specific scenario and work through example using approach provided by Fischer.

August: Zoning diagnostic first delivered by Fischer

Discussion around the diagnostic. Question raised about a previously identified deliverable in April. Chair notes that this was determined in consultation with Fischer.

Need to confirm that the August zoning diagnostic is the same thing as the initial April deliverable or if there is an additional deliverable that needs to be added to the schedule.

October and beyond: Iterative process reviewing and editing draft code

April 10 Site Visit

Afternoon April 10 and morning April 11

Guided tour will begin at 1 on April 10 and likely run 2 hours. From 3-5 planning for interview slots. Trustee Baskin has one of these interview planned.

On April 11, Fischer available from 9-12 for additional interviews.

Question raised about having developers interviewing with Fischer, rather than private interviews. Marilyn noted that this was raised at a previous ZAC meeting. Mat noted that the discussion may have been about property owners, not necessarily developers. Several members raise concerns about individuals that are not elected or not on the ZAC having private access to consultant. Other stakeholders organizations like BSBPA would be potential good interview participants. **Darvin to discuss this with the BSBPA board to determine interest.**

Marilyn asked if Chris has questions he plans to ask. Kamran asked if Chris has a list of who he wants to talk to. **Mat to follow up with Chris if he has stakeholders he wants to meet with and if he was typical questions he asks those stakeholders.**

Dave suggests he, Anna, and Rory meet together with Chris to go over procedural items. Peter may join them. Likely targeting morning of April 11 for this group.

Breakouts

Discussion about article XIII – Amendments

Dave suggested that this section may be pretty standard and will be worth asking Chris if we need to do anything with this. Peter notes that the inclusion of a 4/5 majority for a protest petition is a good inclusion. **Mat to ask if there would be value in bumping to a unanimous decision.**

205-74(c) – Kamran asked about how the Planning Board would address a proposed amendment to zoning. Specifically, how would they measure a proposed amendment against the language of the comprehensive plan.

How are these amendments made? Useful to conceptualize this as 3 separate tracks:

- Developer brings a plan proposal to Planning Board. Planning Board makes recommendation to amend zoning/districts and Planning Board makes recommendation to board for hearing/approval/etc.
 - o Planning Board seeks approval but board denies. Petition?
- Trustee (or constituent through a Trustee) makes motion to amend and follows through hearing/approval etc.

What are the avenues of public notice on changes/amendments? Can we include some sort of public signage? Saratoga has begun including signage for a public notice at the curbside edge of the property. Committee determined strong interest in ensuring public signage at the site for village. **What do we need to update in the code for public notice?**

205-79: there is a one year period in which a subdivision plan that has been submitted—and which is subject to a petition or change in zoning—to begin work without being effected by those changes. **We will need some clarity and guidance from Fischer on this clause. Unclear what time frame there is (or if there is a time frame) and how “grandfathering” would work.**

Example of developer purchasing Maplewood under current zoning, submitting plan and having approved, then zoning changes made. What happens? Should this also be in the subdivision section (178-11)?

Bernadette asks the ZAC to consider in this subdivision conversation the difference between subdivision plat vs. site plan. **Will need some guidance on these distinctions from Fischer.**

Meeting Adjourned at 8:08