



Town of Mount Hope Comprehensive Plan Update



Comprehensive Plan Update Committee (CPUC) Committee Meeting #9

Mount Hope Town Hall
Thursday, May 18, 2017

Meeting Notes

The following members of the Comprehensive Plan Update Committee (CPUC) were present:

- Daniel Golebiowski,
- Matthew Howell,
- Wayne Howell,
- Lee Runnalls, and
- Dominick Cambareri

Also in attendance were:

- David Bavoso (Town Attorney),
- Michael Welti (B&L), and
- 2 members of the public – Mary Beth Horzepa and James Smith

The meeting began at 5:05 PM. Mr. Welti welcomed everyone, reviewed the meeting agenda (attached), and began discussion of committee business.

Committee Business

The Committee reviewed the notes from its last meeting (April 20th) and agreed that they were complete. The notes will be posted on the comprehensive plan page of the Town's website.

Revised Draft Plan (April 2017)

Mr. Welti noted that since the last Committee meeting, he only received additional comments and suggestions from one member of the committee. He wanted to review those comments from Mr. Golebiowski and any other comments or questions that Committee members may have regarding the April 2017 Draft Plan.

Mr. Runnalls suggested that some language be added to the section on Affordable Housing (page 22). Specifically, he thought the discussion about allowing accessory rental units should include a notation that these would be regulated through new zoning that will be created as an implementation item following completion of the comprehensive plan. The Committee agreed with this suggestion.

Mr. M. Howell asked a follow-up question about accessory dwelling units. He wondered how the

Town would ensure that wells and septic systems were adequate to support such units. Mr. Welti noted that this would be covered in the zoning amendments, but the approval authority would ultimately rest with the building department and with Orange County. Building records and/or a report from the applicant's engineer would be required as supporting evidence.

Mr. Welti had a question about the differences between the Resource Protection Districts (RP-1 and RP-2). Mr. W. Howell suggested calling the Town Planning Board's engineer – Ryan McGuire at KC Engineering – for a good description.

Mr. Welti reviewed the comments that Mr. Golebiowski emailed him on May 1st. Mostly these comments were reflections about certain recommendation in the Draft Plan. One comment – relating to the currently allowed residential density in the RP-1 and RP-2 Districts (page 7) – revealed a misunderstanding of the Draft Plan text. After discussing with the Committee, Mr. Welti suggested a minor change in the text that should clarify what this paragraph is saying.

Mr. Welti noted that he still needs to contact the Town's Highway Superintendent about the existing street standards for low volume local roads. He also asked Mr. W. Howell to confirm that the Planning Board uses 5 lots as the threshold for applying recreation fees to proposed subdivisions. Mr. Howell confirmed this and noted that the Town's subdivision regulations do not distinguish between major and minor subdivisions.

Mr. Welti said that he would make revisions to the draft plan and send a final draft to the Committee.

Zoning Amendments

The Committee turned its attention to the Town's Zoning Law. Mr. Welti distributed an outline of the existing zoning law with annotations about various sections that will need attention in order to bring the zoning law into agreement with the recommendations in the draft comprehensive plan.

Discussion about the existing zoning law included the following:

- Definitions – these will need to be updated. Many terms are undefined – for example, uses that appear on the Tables of Use and Bulk Requirements for the various zoning districts.
- Zoning Districts – reviewed the zoning map and discussed the continued purpose and viability of the Office, Research, Industrial Park (ORIP) District. Also discussed whether the Resource Protection Districts (RP-1 and RP-2) should be combined. More research needed about the differences in what is required in each.
- Discussed the treatment of Mobile Homes in the Zoning Law – why does the Zoning Map (available through Orange County website) call the SR-2 the “Medium Density Res – Mobile Home Parks” District. There is also a whole section of the zoning, Article VIII that addresses Mobile Homes. Mr. Welti will reach out to the Building Inspector about this section.
- Looked at the Tables of Use and Bulk Requirements for each zoning district. Mr. Welti will reformat these as separate Use Table and Area and Bulk Table.
- Zoning Map – is the Floodplain Overlay District (§250-16) shown on the Zoning Map? It is not

on the version available from the Orange County website.

- Chapter 193 of the Town’s Code addresses Solar Energy – portions of this code are working fine – especially those dealing with residential. The section dealing with commercial solar 193-5(F) could use to be strengthened. Consider adding language related to PILOTs, decommissioning, etc. that are not currently covered.
- Sign regulations (Article VII) – seems to be working
- Mr. Welti will need to find appropriate locations to add language related to Conservation Subdivisions, frontage development, and incentive zoning as described in the draft plan.
- Site Plan Review (described in Article IX) – consider adding language regarding sketch/concept plan review – they do an informal pre-application meeting with the Planning Board engineer now but we might want to formalize this process. Also, consider adding to the list of elements that must be included on the Site Plan (for example, environmental resources).
- Stormwater Management (Article X) – this section looks up-to-date. Move definitions to Article II.

Mr. Welti will work on a draft of the new zoning to share with the Committee next time. If members of the Committee think of other areas of the existing law that have been problematic or that they think should be changed in some way, they should send these ideas to Mr. Welti as soon as possible.

Next Committee Meeting

The Committee decided to skip a meeting in June to give B&L more time to develop the final draft of the plan and the preliminary draft of the zoning. The next committee meeting was scheduled for Thursday, July 20th (5:00 PM at Town Hall).

Public Comment

James Smith – noted that there are some good examples of Mobile Home Parks in the region. Some are well designed, well maintained, and well-managed – these can provide nice residential neighborhoods. Unfortunately there are also poor examples. Discussion ensued regarding whether and how a municipality can encourage the good ones and prevent the bad ones.

Mr. Smith also reiterated his suggestion from previous meetings about the potential health benefits of linking neighborhoods in the Town – particularly close to the Village – via a network of bikeways.

Adjourn

There being no further business the meeting was adjourned at about 6:50 PM.



**Town of Mount Hope
Comprehensive Plan Update
AGENDA**



**Comprehensive Plan Update Committee (CPUC)
Meeting #9**

Mount Hope Town Hall
Thursday, May 18, 2017 - 5:00 PM

1. Welcome and Agenda Review

2. Committee Business

- Meeting notes from April 20th
- Project website

3. Revised Draft Plan (April 2017)

- Review and discuss comments received since last meeting

4. Zoning Amendments

- Review outline

5. Next Committee Meeting

- Thursday, June 15th and/or Thursday, July 20th

6. Public Comment

7. Adjourn