



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

November 17, 2005

Donoghue

Present: Acting Chairman Dennis Casey, Commissioners Karen Scott, Carol Clemett, Sylvia Hobbs,

Guests: Joanne Bromberg, Pam Donoghue, Mona Green

Deputy Town Clerk: Betsy Donworth

Acting Chairman Casey called the meeting to order.

Minutes: Commissioner Casey moved to approve the minutes of the October 20, 2005 meeting. Motion carried unanimously.

Cottage Housing Proposal: Joanne Bromberg explained the Cottage Housing Committee's decision not to bring this housing proposal before Villagers at a community meeting. She stated that she left the October Planning Commission meeting feeling that 1) it is not the right time to propose small, or cottage housing, and 2) that it would be better to focus energy on preserving what is positive in the Village, because with current development, this is eroding rapidly. Therefore, she told John Rose that she would prefer to spend her time working on something to protect the environment. The planning commissioners present supported this position, commenting that it is just not the right time (Sylvia Hobbs), it is difficult to see how to allow cottage housing without requiring a zoning change that would open the Village up to more unpleasant changes (Dennis Casey) and that it would be better to work with what the Village has, rather than put in what would essentially be a PUD in an old historic neighborhood (Karen Scott). Joanne hopes to work closely with the Planning Commission in the future in developing a plan for preserving BAV's assets, particularly trees.

Planning Commission Meeting Protocol: Commissioner Hobbs and Clerk Donworth reported on the discussion held at the November Town Council meeting regarding the proposal of issues to be discussed at Planning Commission meetings. The Council felt a member of the Planning Commission can propose discussion of any issue they feel should be discussed; however, CONTINUED discussion of that issue at the Planning Commission's meeting is

based solely on two things: 1. the decision of a majority of the Planning Commissioners to request Council guidance on continuing the discussion, and 2. the Council's authorization of that Planning Commission request. The Council will not stop individual members from expressing opinions about what work should be done – but they recognize that some structure must be placed around the discussion so that the Commissioners can stay focused on the work they have been charged by the Council with completing; hence, they supported the requirement that a majority of the Planning Commission must approve the discussion item before forwarding a request to the Council. It is an obvious fit for the Council's advisory board (i.e. the Planning Commission) to advise on topics that are appropriate for further review as well as those topics for which specific advice has been sought.

The Town Council also asked the Planning Commission to discuss the possibility of rotating chairs on an annual basis, as opposed to monthly rotations. The Planning Commissioners all agreed to continue chairing the meetings on a monthly basis.

Minor Structural Elements in Setbacks: Commissioner Scott stated that she would like to present a couple of discussion items at the December Town Council meeting: 1). Review how non-conforming structures are currently addressed and how they might be expanded and/or improved along existing lines, and 2) modifying the Beaux Arts zoning code to allow for minor structural elements (such as eaves, chimneys, trellises, bay windows) in setbacks. She added that, particularly on smaller lots, that it seems unreasonable to reduce building size just because of elements such as chimneys and eaves. Commissioner Hobbs was strongly opposed to allowing any type of structures in setbacks. Commissioner Casey suggested that maybe this could be available for remodels only and remains concerned that allowing encroachments may potentially weaken current setback requirements. Three Commissioners (Clemett, Scott, Casey) voted in favor of having Commissioner Scott present this discussion item to the Town Council for approval. Commissioner Hobbs voted no. Applying established protocol, Commissioner Scott will make a presentation at the December 2005 Town Council meeting.

Adjourn: Acting Chairman Casey moved to adjourn. Commissioner Clemett seconded. Motion carried unanimously.

Respectfully submitted,

Betsy Donworth
Deputy Town Clerk

