

Town of Tamworth  
Land Use Regulation Committee

\*\*\* draft MINUTES \*\*\*

April 21, 2010

**Meeting called to order at 7:04 pm by Nicole Maher-Whiteside**

**Members Present:** Nicole Maher-Whiteside, David Little, Lianne Prentice, Robert Abraham, Peg Huddleston, and Becca Boyden, Nat Scrimshaw

**Members Absent:** none

One correction to the minutes of 4/7/10 meeting. A motion to approve the minutes was made by Peg, seconded by Lianne. APPROVED as corrected

Becca distributed copies of her answers to the list of questions we will be working on this evening. (see attached in minutes binder)

Lianne would like to have the discussions recorded on flip charts. David has flip chart paper and will have it available at future meetings.

**What are Performance Standards?**

- Measurable
- Approach is different than traditional zoning
- Review parameters providing flexibility, rationality, transparency and accountability to accommodate market principles with environmental protection and private property rights
- Does not specify allowed uses but evaluates proposed uses based on the density or intensity of development and associated impacts
- Guide use with measurable criteria
- Most definitions had examples, such as noise, light, water, contamination and traffic

**How will performance standards encourage vitality?**

- Can allow landowner to put business anywhere that the standards are met
- Encourage business to come to town
- Does not restrict business growth to a small area of town

- Less restrictive and more flexible
- Nicole feels that they will allow, not encourage, vitality
- Less restrictive
- Encourages quality development
- If standards are too restrictive, they will not encourage
- 4 areas to consider: transportation, noise, pollution, and hazardous materials

#### **How will performance standards protect the environment?**

- Wetlands, floodplain, etc. – decisions will have to be made whether to have the overlays and whether performance standards can protect
- Connectivity - will be hard to meet. Considerations: lower class roads, large forests, wildlife, plants and social values.
- Can include monitoring requirements of the impact on certain species, etc.
- Specific to overlays and regions
- Water, soils, air, flora/fauna, ridgelines?

#### **How will performance standards protect landowner rights?**

- Provide flexibility. You have more control over what you can do on your property
- Protects right to not have neighbor infringe on your rights

#### **How will performance standards lower taxes?**

- Better planning controls costs to community
- Encourage tying development to current structure
- Conservation land produces least impact on services
- Communities that have zoning have seen leveling and/or lowering of taxes
- Will protect businesses and encourage growth, contribute to tax base, element of security

#### **How will performance standards safeguard property?**

- Already answered above in other categories

#### **How will performance standards protect/enhance our social environment?**

- Fleshing out community values. Traditional zones will not do that.
- Healing for the town, elimination of polarization
- Creates clear requirements, removes suspicion of “no transparency”

- Mixed use enhances “community”

Next Steps:

This direction is not in the Master Plan. Meet with the Planning Board next week.

Use this list, go build detail of specific standards, then come back to this list. Use residential, business and industry, natural resources and community categories. What development might impact those areas that need to meet performance standards.

Nicole has been instructed to report to the Planning Board on LURC activity and request their support, feedback and financial.

David reports that drafting the ordinance will cost approximately \$5000.

Becca made a motion to use Steve Whitman for professional drafting if the money is available. Peg seconded the motion. APPROVED

Lianne made a motion to adjourn at 9:16 pm. Bob seconded. APPROVED

Respectfully submitted,

Melissa Donaldson