

## TOWN OF GERMANTOWN LAND USE LAW UPDATE

Project Number: 2223713

### MEETING #3 SUMMARY NOTES APPROVED

Location: Town Hall

Date: December 22, 2022

Time: 6:30 pm

### SUMMARY NOTES

1. Meeting #2 summary notes were approved by the Committee.
2. The Committee began reviewing the Comprehensive Plan Summary Document dated December 7, 2022. Notes/revisions were made within the document located in the Committee Google Drive.
3. Discussion and agreement to establish a general process to allow inspections by the Town Historian prior to the issuance of demolition, site plan, and building permits. A draft approach will be prepared for Committee review at a future date.
4. Discussion and agreement to add historic and cultural resource protection elements to the site plan and subdivision review processes.
5. Confirmed the need for design standards and guidelines to maintain and enhance community/historic character and protect scenic views. These would be focused on the Hamlet and along Rt. 9G for both rural and hamlet areas. The design standards may also apply to the scenic viewsheds identified in the Comprehensive Plan.
6. Discussed the possibility of future coordination with surrounding Towns on land use and zoning issues during the stakeholder process.
7. Identified the need for a Hamlet sidewalk and trail connections plan and a town-wide open space and trail plan (could be a combined effort) to help guide the Planning Board and applicants on future connections and open space/natural resource protection during project reviews. This project would be separate from the Code update project.
8. Confirmation that the Code Update process will include coordination with the LWRP Committee.

9. Discussed and confirmed the need to evaluate current parking requirements and identify options for reducing total amount of impervious surfaces.
10. Discussed the benefits of cluster development and limitations due to a lack of water and sewer services.
11. Discussed potential amendments to current solar regulations addressing siting and the need to avoid prime agricultural soils.
12. Discussed the current outdoor lighting requirements and enforcement concerns when applied town wide. Potential to revise requirements to apply to new projects requiring permits. Town wide implementation would require an educational campaign.

**Next meeting:** January 16, 2023

The preceding minutes represent the author's understanding of the matters discussed and decisions reached. The Committee will determine completeness and accuracy at their next scheduled meeting.

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.

*Matthew Rogers, Senior Planner, LaBella Associates*

Cc: All Attendees