



Memorandum

To: Planning Board
From: Ron Wolanski, Town Planner
Date: May 31, 2022
Re: Project updates

Following is an update on the status of projects that the Planning Board is involved with, either as part of Comprehensive Plan implementation, or items otherwise initiated by or referred to the board for consideration:

Planning Board work complete

1. **Historic Resource Preservation** - Consideration of potential Regulations and/or Zoning Ordinance amendments to promote preservation of historic buildings (Comp Plan) – Draft documents were revised based on input received during public workshop meetings and Board discussion. During its February 5, 2020 regular meeting the board voted to forward the proposal to the Town Council for consideration. Presentation to the Town Council was delayed due to potential budgetary impacts of the proposed program and uncertainty of COVID-19 impacts on Town finances. **Status: Included on the June 8th Planning Board agenda for discussion.**

Prioritized ongoing Planning Board work items

1. **Affordable Housing** – Consideration of Comprehensive Plan action items on affordable housing. Listing of action items and preliminary proposed work plan for high priority items provided to the Planning Board during the April 14, 2021 meeting. **Status: During the January 2022 Planning Board meeting, the Board requested that Mr. Weber, a member of the Affordable Housing Committee, provide the committee with the action items from the Housing element of the Comprehensive Plan as a way of moving these items forward. The committee has endorsed, and the Town Council has approved proceeding with work toward developing an affordable senior housing facility at the Berkeley/Peckham property on Green End Ave., and another project at the Oliphant School property. The Board should consider revisiting other Comprehensive Plan action items that it is responsible for, such as a potential inclusionary housing zoning ordinance.**
2. **Airport Zoning** - Draft overlay for airport zoning (Comp Plan) – A Planning Board Subcommittee asked staff to create a draft ordinance based on the Westerly ordinance, which was approved by the subcommittee and forwarded to the full Planning Board. During its March 11, 2020 meeting the Board requested that a public workshop meeting be scheduled, which was delayed due to the COVID-19 pandemic. **Status: The public**

workshop will be scheduled once Planning Department staffing and workload permits.

3. **Use Table/parking zoning Review** - The Board's use table subcommittee has been tasked with also reviewing zoning ordinance parking requirements as requested by the Town Council. **Status: The Planning Board is considering requests of the Town Council for potential amendments to zoning ordinance parking requirements. The subcommittee completed work on parking amendments and provided them to the full Planning Board for consideration during its February 9, 2022 meeting. The Planning Board requested a public workshop meeting, which was held on March 30th. Revised proposed amendments included on the June 8th Planning Board agenda for discussion.**
4. **Build-out Study Action Items** – The Planning Board's full-build impact study completed in 2020 provided recommended actions to address the anticipated impacts of additional development in town. With the Planning Board's assistance, the Town Council prioritized several items for action by the identified responsible departments. **Status: Items identified as Planning Department responsibilities will proceed as resources allow.**
5. **Application Fees** - Draft Regulations amendments to implement new application fees and revise application checklists (Planning Dept.) – Amendments approved and forwarded to the Town Council in February 2019. At the request of the Town Administrator, the Town Council referred the proposed fees back to the Planning Board for additional study, including review by the Finance Dept. to ensure that all overhead costs are included in the fees. Proposed revised fees to be recalculated based on current town personnel and other costs. **Status: Staff met with the Finance Director to discuss overhead costs to be incorporated in the new fee schedule. Awaiting additional information on overhead costs from Finance office to complete calculations for proposed fee schedule.**
6. **Rural Village District zoning amendments (Comp Plan)** – The Planning Board subcommittee met with subject property owners to seek input and buy-in for creation of the new district. Given the lack of urgency on the part of the impacted property owners, the subcommittee advised the board that action on this item be delayed. The Planning Board agreed to table the matter. **Status: Tabled by the Planning Board for further discussion at a future date.**
7. **Transportation Options** - Consideration of amendments to the Regulations and/or Zoning Ordinance to promote transportation options (Comp Plan) - Following a public hearing in January 2020 the Planning Board adopted the requirement to provide bike racks (and other items) on site plans and forwarded those amendments to the Town Council for approval. **Status: The Town Council approved the bicycle rack requirement. Planning Department staff are researching other options for promoting transportation alternatives.**

Cc: Town Administrator
Town Council