P&Z – PROCESS FOR CONSIDERATION OF VILLAGE DISTRICT REGULATIONS

- July – review elements of Village District; start discussing specific aspects of the District; consider hiring consultant?
- August – continue discussions of aspects of the District
- September – interview developers, realtors, stakeholders and architects re desired development
- October – Begin process of drafting Zoning Regulations dealing with Village District; initiate survey
- November – Finish drafting the Regulations
- December – public hearing on, and adoption of Regulations.
- Early 2021 – interview and select architectural review consultant
P&Z - ELEMENTS OF VILLAGE DISTRICT REGULATIONS

- Size of the Village District – already established
  1. Should Village District be subdivided to differentiate senior-friendly/affordable housing from commercial area?
- Permitted Uses
  1. Housing – how specific should the requirements be? Limit size, limit bedrooms, setbacks?
     a. Senior-friendly housing
     b. Affordable housing
     c. Attached vs. detached
     d. Single family vs. multifamily
  2. Commercial Activities
     a. Personal service
     b. Restaurant/Café
     c. Food Service
     d. Professional Offices
     e. Craft Businesses
     f. Mixed Uses (i.e. commercial and residential)
     g. Catchall for similar uses
- General size limitations
  1. Height
  2. Lot area
  3. Limit on gross floor area
  4. Parking
  5. Setbacks
- Signage
- Design issues
  1. Preserve “New-England” character?
  2. Avoid, where possible, significant alteration of existing historic buildings? (Historic District considerations?)
  3. Special rules for existing commercial center?
  4. Placement of parking
  5. Shared parking
  6. Encourage bike racks and charging stations?
  7. Lighting, fencing, composition of walkways
  8. Location of delivery areas
  9. Plantings
- Architectural review
  1. Historic District