

## **Economic Health and Heritage Committee 26 March 2013 Meeting Minutes**

Committee Members present: Kurt Wheeler, William Hall, Phil Byrnes, Ted Bartlett , Karen Eldridge , Bill Zupan , Don Ferlow Excused: Dave Connor

Community Members in Attendance: Jeanie Gleisner (CNYRPDB), Bob Lucas, Pringle Symonds, Barbara Clarke

The meeting was called to order at 6:30pm.

K. Wheeler welcomed committee members, community members and special guest Jeanie Gleisner of the CNY Regional Planning and Development Board and gave an overview of the meeting's goals: 1) Input from Jeanie on progress to date, 2) Discussion of Comprehensive Plan language and 3) Discussion of Architectural Standards.

J. Gleisner praised the committee for a great process to date and noted the many scenarios that had been analyzed and sketched. A key area for continued work will be viewshed analysis and strategies to protect that identified community resource. With regard to the discussion about timing to review a comprehensive plan, she noted that five years is an appropriate window to begin review and that plans are intended to be a "living document."

K. Wheeler noted that the VES zone could be a test case for some of the concepts which could have broader application later such as environmental analysis and architectural standards. Images were project to show the key area of viewshed to be protected.

T. Bartlett noted that the view to be preserved is the "far" view beyond VES, not so much the "near" view in the zone (the cornfield itself). Discussion ensued about how to conduct the analysis to optimize what is protected. An inventory of critical elements to be protected might replace the detailed appendix currently governing the zone.

D. Ferlow noted the connection between this conversation and articles by R. Arendt.

T. Bartlett noted that HPC had discussed the value of having clear intent for potential developers at its 25 March meeting and shared the high points of their discussion.

Segway to building design standards at this point:

T. Bartlett noted an example from Dryden, NY. Key elements will include massing, scale and placement. Detailed design guidelines will be more challenging for this zone compared to heart of village due to its diversity and transition nature.

General discussion about the need for "big picture" qualities such as those noted by Ted but also detailed elements such as preferred materials. General question is, "how do we best achieve this goal?"

J. Gleiser noted the value of identifying potential concepts and then seeking community input.

T. Bartlett noted that what the community does NOT want is as relevant as what it DOES want.

General discussion of process and outcomes ensued. Consensus emerged that more general goals and preferences are appropriate for comprehensive plan with details to emerge during zoning.

D. Ferlow emphasized the importance of identifying what the community wants to protect and stating this clearly in the plan. Many of these components have been identified via the conservation analysis already conducted on the site. Key elements will include viewshed, soils, steep slopes, etc.

Further discussion about what will be appropriate for Comprehensive Plan versus Zoning. J. Gleisner noted that the plan will be the foundation upon which the zoning will be constructed later.

K. Wheeler thanked Ms. Gleisner for her time reviewing the committee's materials and attending the meeting. She indicated that the CNYRPDB could be available on a fee for service basis if assistance was needed later in the process.

Meeting adjourned at 7:50pm.

Next meeting set for April 23 at 6:30pm.