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New Scotland Hamlet Development District Study Committee
January 4, 2017, 7:15 PM
Meeting Minutes

Attendance:

Bill Hennessy – Town Board (Chair of Committee)
Adam Greenberg – Town Board
Edie Abrams – Zoning Board
Lance Moore – Zoning Board
Thomas Hart – Planning Board (excused)
Daniel Leinung – Planning Board

The Committee continued discussions on possibly changing the open space requirement for different districts in the Hamlet Plan (30%-45%-60%). There may be other items that should be added to the list of exclusions from calculating open space. There was also discussion as to whether the 15% slope exclusion from open space is the same standard as in the rest of the Town's zoning code. Open space areas should also not only be accessible and useable for residents of the HD, but also for residents of the Town itself.

The Committee also discussed the possibility of adding language that required a certain number of parks for a certain amount of residences. While there is a requirement for a "public green" for developments of over 100, there maybe should also be a requirement that smaller developments have parks. In addition, developers in larger developments should be encouraged to add more smaller parks throughout the development.

With regards to the "open space plan" requirement on pg 22, the Committee suggested new language regarding the identification of connections of open space among different development projects in order to best utilize open space areas in the development as well as in the HD as a whole. Additionally, the open space plan should be prepared and approved by a licensed landscape architect.

The Committee also noted that the diagram on pg 24 of "Key Connections and Open Space" could be very useful in helping to "map out" what the HD will become. However, the Committee would like to see an enlarged and more detailed version of this map to be used as a "roadmap."