

Development Management and Land Use Study Group Meeting

Meeting Notes of February 13, 2007, 10:00 a.m. at the MVC

Present: Jim Athearn, Christina Brown, Ned Orleans, Linda Sibley, Henry Stephenson, Mark London, Jo-Ann Taylor, Bill Veno, Chris Seidel

- Chris Seidel passed out a list and showed available maps and data (see enclosed).
- It would be useful if the map of Developed/Protected/Available Land indicated which properties could be further subdivided and built on.
- The identification of neighborhoods could be based on several factors:
 - Social Fabric – especially whether year-round or seasonal,
 - Physical – density,
 - History – age of development e.g. before or after 1950 or 60; character,
 - Location – in town and/or close to services versus suburban.
- It would be desirable to:
 - Keep some agricultural activity on open space close to neighborhoods, so that access to farming remains part of Island life;
 - Have small convenience stores located in outlying residential areas (e.g. Ocean Park, Dodger's Hole), possibly in a residential garage, in order to cut down on traffic and foster neighborhood interaction;
 - Look at ways to repopulate downtown areas year round;
 - Connect or reconnect adjacent residential areas with paths and roads, to encourage walking and reduce driving.
- Work to be done includes:
 1. Identify neighborhoods based on the above factors;
 2. Project what development would take place if present trends continue;
 3. Outline an alternative development approach ("smarter growth") and project what development would likely take place;
 4. Map already disturbed lands and estimate how much development could take place there;
 5. Use visualization techniques to help people understand what potential new development could be like for a selected number of zoom-in areas;
- We also will have to deal with rate of development, and the impact of large buildings.
- It was suggested that, in the short term, we prepare a series of two or three maps with bold graphics showing existing buildings (pre and post 1950 or 60) and potential new buildings.

- There will be a web seminar on Maintaining Neighborhood Character on March 14 at 4 pm, offered by the American Planning Association and the Lincoln Institute. Bill Veno will send out details.
- Henry Stephenson was made facilitator of the group.
- The group will meet weekly on Tuesdays from 8:30 to 10:00 am at the MVC.

Notes prepared by Mark London

Parcel & Building Information Available from the MVC

GIS Data Layers

- Parcel Boundaries (from Town's consultant)
- Building Footprints (for some towns from their consultant)
- Building Points (for a developed parcel, only one point per parcel, plotted at the center of the parcel) – this layer is developed by the MVC
- Open Space – detailed layer containing level of protection, owner, manager, etc; mapped at the parcel level
- Available/Developed/Protected Land – created by MVC by combining information from various sources
- Suitability Model Results – models from the 2004 Community Development plan for Open Space, Economic Development, Housing Development
- Under Development by MVC: A point for each building – as visible from the Aerial Photographs

Parcel Attributes (tabular information associated with parcels based on Map & Lot number)

- Lot size
- Assessed Values – for land, building, total
- Parcel Use Code (i.e. single family residential, mixed use primarily commercial)
- Owner – MVC looks at each owner and assigns it to an Ownership category (i.e. town, state, private, conservation)
- Physical Address & Mailing Address – useful information if wanting to make the assumption that an off-island mailing address represents a 'seasonal resident'
- Number of Buildings per Parcel
- Actual Year Building was Built
- Number of Bedrooms for each Building
- Number of Bathrooms for each Building
- Gross Square Footage for each Building

Identifying

With the GIS software, it's possible to overlay one data layer with another and see which items overlap. This analysis permits assigning each parcel to a particular area of Town Zoning (i.e. B-1, R20); or identifying the percentage of buildings that are within the Town's Historic District; or tabulating the total number of bedrooms within a particular watershed boundary.