Development Management and Land Use Study Group Meeting

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


- 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_