

MEMO TO: Lucy Morrison **Response by Bill Veno, 8.10.2020**
FROM: Elaine Miller
DATE: August 7, 2020
SUBJECT: Revised MVC DRI Checklist

I am responding to the revisions of the Checklist with comments and questions and thanking you in advance for your response.

- There should be a list of definitions, i.e., farmland, character. Such terms need clearer definitions and are too subjective. **Definitions are found at section 1.5 starting on page 5. Throughout the document, words in boldface indicate terms that are defined in section 1.5.**
- Section 3.1, Section 3.1 a. Why is this being changed? **The existing checklist allows a mixed-use structure as large as 5,500 sf before DRI review would be triggered, which is now felt to have potential significant regional impact. (See full explanation contained in the three-page Explanatory Summary.)**
- Section 3.1 f – use of the term Farmland. I feel this needs specific definition. **Page 6**
- Section 3.1j – This does not read clearly. It makes reference to charging a fee to park, and then refers to the change to the number of spaces and not square footage. Does this still make reference to charging a fee? Is the Park and Ride an example? **Give me a call to sort this out this question. There is no section 3.1j in the draft (or existing) checklist. I don't see the word "fee" in the document.**
- Section 3.3. Reading the full Section it appears this will require a community to have an Area Development Plan. Please confirm. **Area Development Plans are cited in section 3.2c. as an optional plan that can be developed that to reduce or eliminate the checklist triggers that would apply to developments in the geographical area of the plan.**
- Section 3.5 regarding mandatory referral for demolition in a commercial district was removed. It is possible a pre-existing, mixed use historic building/residence could be in a commercial district. This would remove not require approval? **Demolition is addressed in section 8.1 and does not distinguish by zoning district. I am not seeing what you are referring to. You will have to call me to point out where your concern comes from.**
- Section 8.1 – Would this change put the jurisdiction under the Historic Commission? **Demolitions—and now moving—of buildings in historic districts would remain exceptions from the demolition trigger in recognition that the historic district commissions are empowered to address issues of architectural and historic significance. Structures outside of historic districts have no such controls and therefore on the checklist.**
- Section 8.2 – What would be the circumstance for excavation? **Excavation would potentially be referred by the town as a DRI if the excavation required a permit or other permission from the town.**
- Section 8.5 – The maps to date have not been clear or accurate enough to use as a legal reference. **Under "How to Use the Maps in this Appendix" (page 18), the text states that the maps are not intended to be definitive, but that people should contact the Commission to make such determinations for specific parcels.**

Thank you in advance for your response.