

**TOWN OF ULYSSES
ZONING UPDATES STEERING COMMITTEE
MEETING MINUTES
Thursday, 11/16/2017**

Approved: December 7, 2017

Call to Order: 7:06 p.m.

Present: Chair Liz Thomas, and Committee members Michael Boggs, Rod Hawkes, and Sue Ritter; David West of Randall + West.

Excused: Darby Kiley

Public in Attendance: None

Agenda Review; Minutes Review (11/09/2017)

Ms. Ritter MADE the MOTION to accept the November 9, 2017 meeting minutes, and Mr. Hawkes SECONDED the MOTION. The motion was unanimously carried.

Privilege of the Floor: No one addressed the Committee

Discussion on Office/technology mixed use zone and design guidelines, subdivision, design standards (parking and signs), and zoning map.

The Committee began with a review of design guidelines for the Office/Technology Mixed Used section, and discussed whether to apply the guidelines more broadly to other Town zones or uses, like commercial businesses. Ms. Thomas asked if it were possible to apply the OTMU guidelines to commercial uses within various Town districts and the OTMU, to which Mr. West said it was and should be. The Committee agreed. Committee members and Mr. West then discussed which parts they may need to include for the public presentation.

Committee members dedicated nearly an hour to reviewing extensive new language within the Land Subdivision Regulations of the draft zoning law. Mr. West touched on various highlights, including an added provision on cluster subdivisions, criteria for simple and major subdivision review, several new definitions, and defining more clearly the differences between major and minor subdivisions. The density bonus section was of particular focus, as Committee members discussed criteria within the formula that determines how much of a bonus a subdivider would get.

Following a brief discussion of the updated zoning map, the Committee moved onto design standards for parking and signage. The Committee offered several changes to the draft language. On Ms. Thomas's suggestion, language was added to Pedestrian Design Standards calling for pedestrian facilities, or pathways, between every row of parked cars. Elsewhere, canopy trees are

to be planted within a parking lot for every five parking spaces proposed. Originally written for Multiple Residence Districts, this amended tree-planting provision was changed to apply to the entire Town. Language changes were made to the Landscape Plan and the Standards for Signs sections. In regard to signs above sidewalks, Mr. West believed 10 feet above the sidewalk to be too high. The Committee reached a consensus that sidewalk signs may hang as low as 8 feet off the sidewalk.

The final 15 minutes of the meeting were dedicated to the upcoming public presentation on November 30. Ms. Thomas suggested, and the Committee agreed, that she put the zoning drafts online on November 24 and send an email to the Town list serv that same day.

Ms. Ritter MADE the MOTION to adjourn the meeting, and Mr. Hawkes SECONDED the MOTION. The motion was unanimously carried.

Meeting adjourned at 9:44 p.m.

Submitted by Louis DiPietro II on December 6, 2017.