

## Conservation and Sustainability Advisory Committee

**Approved** Minutes of April 24, 2017 meeting

Present: Roxanne Marino, Don Ellis, Bara Hotchkiss, Robert Oswald, Sue Poelvoorde

Excused: David Diaz, Andy Hillman, Brice Smith

**Roxanne called the meeting to order at 7:05 p.m.**

### **Approval of Minutes**

Roxanne noted that at the time, a quorum was not present. Minutes for the March 30<sup>th</sup> and April 13<sup>th</sup> meetings will be taken up for approval at the next meeting.

### **Draft Agriculture/Rural Zoning Proposal**

Roxanne noted that the primary agenda item for the meeting is to continue to discuss the draft Agriculture/Rural Zoning proposal, particularly Sections 212.29 and 212.29.1. She had emailed the Board of Zoning Appeals (BZA) draft comments on the proposed zone and Robert emailed a proposed option for subdivision of parent parcels.

The discussion focused on how the ZUSC and BZA proposals address the goals of the guiding documents – the Town’s Comprehensive Plan and Agriculture and Farmland Protection Plan. The general consensus of the committee members was that the BZA proposal afforded more protection of farmland, but fell short on the concern that road frontage in the agricultural areas of the town is being chopped up into small residential parcels. The ZUSC proposal also does not address the issue either and still allows a significant amount of subdividing of parent parcels.

The consensus of the committee was that in general, 1-acre lots would be too small and result in conflict between farm operations and residential land use. One-acre lots in cluster developments might work if water and sewer could be safely accommodated.

Robert also noted that the BZA proposal would not allow a farmer to divide a parcel into two larger lots that could be sold to another farmer. He suggests proposing an alternative that uses a sliding-scale model. He noted this could be proposed as a second option for farmers to select if they want to subdivide land that will continue to be used for agriculture. The information he shared with the committee came from the Pennsylvania Land Trust Association.

The committee agreed to consider the BZA proposal and Robert’s alternative and add a requirement to preserve a minimum of 50% of a parcel’s road frontage.

Roxanne noting that a quorum was now present, made a motion that the CSAC use the following process to submit the CSAC’s comments/recommendations to the ZUSC.

Write draft in similar format used by the BZA

Send to committee members by email

Allow vote on CSAC comments/recommendations by email.

Roxanne and Sue will prepare a first draft of the document and Don will finalize the Google document covering Sections 212-22 through 212-28.

Robert seconded. Approved.

**Next Meeting**

The next meeting of the CSAC is scheduled for Wednesday, May 3<sup>rd</sup>, 7:00 to 9:00 p.m.

**Meeting adjourned at 8:35 p.m.**