

CAIRO ZONING COMMISSION, CAIRO TOWN HALL 5/11/2009

ATTENDANCE: Sue Oldakowski, John Gallagher, Bill Hummel, Doug Ostrander, Mary Kames, ... full minutes are available on audio tape.

Absent: Richard Booth

Meeting called to order by D. Ostrander.

OPEN WITH THE PLEDGE

The single goal was to tentatively create boundaries for the various zones created by Nan on the hydro-geologist map for **Density to Conserve Baseflow versus recommended Density for Septic Systems.**

Our initial approach to creating boundaries was to use roadways to create the boundary lines. After much discussion we determined that this would not be a good approach because it is truly not giving the user an accurate description of the zones. It was determined that if a person owned a parcel of land in a portion of one zone and the other in another zone it would be difficult for the owner and the Planning Board to determine how to handle the restrictions on the property. It was decided that the best approach was to use the actual property boundary line to form the actual boundary of the various zones. It will obviously be as close to the hydro-geologist estimates as possible.

It was suggested that the zones be numbered according to the density levels permitted in those areas.

Zone 1 - 1 dwelling per 1 to 1.5 acres

Zone 2 - 1 dwelling per 1.5 to 2.5 acres

Zone 3 - 1 dwelling per 2.5 to 3 acres

Zone 4 - 1 dwelling per 3 to 8 acres

Zone 5 - 1 dwelling per 8 acres

Zone 6 - 1 dwelling per 8 acres

After the lines are drawn, it was felt that we would begin with this map and use it as a base to then build on with other overlays denoting restricted areas (commercial, wetlands, mountain views, etc.).

When we complete this simple draft, we would begin looking at the current commercial areas in existence in the Town. This would give us a baseline on which to develop other commercial areas in a controlled manner. See the attached 2003 map that shows property classes in the Town. It was the CD that each of us has that Don & Nan gave us earlier in the year. If we can locate an updated version, we can begin to overlay these commercial areas onto our zoning map we can get a better picture as to how we can control density in various zones.

After these discussions were had, it was felt that any further discussions were counterproductive. It was decided that we would discuss the project with Nan and determine if Don could look at the map and possibly mark the boundaries of the zones based on parcel boundaries that are the closest to the markings on the map. Since our next meeting is not until 6/8/2009, we agreed, if possible, to have Nan and Don attend the next meeting and project the map on the meeting room wall so we discuss the boundaries. If Don had any updated overlays of the other critical areas we could see if our suggestions would be feasible. *(I made a feeble attempt to highlight the boundary border near Zone 5 - when viewing the map zooms in at the border of Zone 5 - a yellow highlight marking is present.)*

It was felt that if we could develop such an instrument it would become an important tool for the Planning Board to use when the property owner appeared before the Board to discuss their projects. With the use of a laptop computer, the Board could easily see the location of the land and where it lies and what restrictions may apply to the property. All parcel numbers could be entered into a listing for each zone. Any owner having a piece of property would have a general idea of what restrictions may be on the property based on the lot identification and its zone designation.

The following are suggested tasks and goals that need to be accomplished in the near future. Hopefully, they will give the Commission a sound basic foundation for further development of the zoning law.

1. Define clear boundaries for each of the six zones based on whole parcel boundaries.
2. List all parcels identification within each zone so each property owner will have an understanding of their restriction for their land.
3. Create a zoning law appendix listing all studies, regulations, reports that support any restrictions created in the law.
4. Create overlays for all 9 areas that the Commission identified as needing to be addressed.
5. Write corresponding sections in the law that addresses each of these areas.