

Unity Comprehensive Plan Committee 10/23/14

Attendance: Don, Bob, Sara, John M, Emily, Ken

Planned topics:

-Bob and Ken to bring in examples of industry in other towns that has created environmental hazards, and how other communities have dealt with it

-Define "Retail"

-Continue talking about if the current districts need re-working.

-Emily has examples of policy development that allows farmers more flexibility (for signs/group events/accessory buildings)

Ken and Bob: Shared multiple examples of good plans gone bad in other towns where a business came in, had plans of dealing with their product without affecting the environment, but didn't come through. In every case, inconsistent code enforcement and lack of regular inspections were recurring issues.

Our suggestion to prevent this in our town: Require an impact fee or bond from any business which deals with a product that can become an environmental hazard. The fee or bond would go to a fund to support frequent inspections and testing of the facility in order to inform town officials, and to enforce mitigation or maintenance of the facility.

Any business with potential for hazardous waste would trigger the impact fee or bond rule.

Other ideas... if business has potential for haz mat, part of permitting process is for a professional third party impact study be done of the potential haz mat and potential mitigation costs – require the report be updated on a reasonable schedule – keep a bond to cover cost of remediation.

RE: enforcement. Suggested language: "It is in the best interest of the community to assure that code enforcement is an independent arm and not a job taken on by a local community person, and that the town officials expect and support the code enforcement officer to uphold the letter of the Town's ordinances. The Town officials shall never be non-complacent with code enforcement."

One issue another town had was with a business's effluent into the town's wastewater system was toxic to the public system. Perhaps the town would require the existence and maintenance of in-line effluent separators to assure non-toxic product from going into the sewage lagoons.

On retail definition: need to leave no question as to whether a business is or isn't retail, or any language we use as a standard that guides where it can go.

Talked some about re-naming the Retail Growth District. The growth area should be promoted. It is a great place to develop, need to show its appeal. The people want to retain a village character while expanding access to services and jobs, and stimulating economic growth. Growth district needs to be promoted as the inviting place it is.

Also need to elaborate and promote what is possible to do in the Village district.

Modify/expand development dist - 1. certain sized buildings/business traffic can go here....or here.... (multiple locations – possibly micro zones (spots on the map that are isolated locations but each have same rules to maintain simplicity in understanding the land use rules but also allowing maximum flexibility for development) 2. Regulate by types of businesses – like where specifically a large car dealership could go.

Other thoughts....

Building vertically? Require anyone doing this to contribute to fund to both maintain the current ladder truck and to save for replacement a ladder truck when needed

Big multi-unit with high-density and energy efficient housing –could be housing and rooming (like hotel rooms) – kitchenetts/studios – could serve a student for a semester, interim professor, people relocating as a small cheap place to stay while they get to know the area, visiting parents of college students. Should be able to locate this downtown.

Talked shortly about reserving farmland – but thought maybe not appropriate to do that on a large scale downtown/village. Rural, yes – and continue to encourage its preservation with the density bonus incentive in the current land use ordinance.