

RURAL ZONING COMMITTEE

**Background Paper No. 3
July 9, 2007**

SUMMARY OF KEY THEMES FROM PUBLIC WORKSHOP, JUNE 18, 2007

- 1. Keep at least some parts of F&A in large tracts, with resources in tact**
 - Contain growth pressure from surrounding communities
 - Why did the Town move away from larger required lots in F&A?
 - Don't sacrifice all of F&A to MDR-type development; "don't give up" just because MDR subdivisions are now popping up
 - "Bank" some important resources, such as prime farm soils, where that is still possible
 - Find a way to enable conservation of large tracts without too heavy a regulatory hand
 - Check status of University forest

- 2. Allow some areas to transition into MDR-like areas**
 - Parts of F&A are not rural
 - Use utilities as a way to help direct and accommodate growth

- 3. Make stronger efforts to direct development into MDR districts rather than F&A**
 - Keep the development in MDR; return to larger lot sizes in F&A

- 4. Need to ground truth certain natural resource (MEGIS) data; adjust resource boundaries per suggestions of some landowners**
 - Particular concern at transition between uplands and bog

- 5. Respect private property rights**
 - Concern that public use of private lands may lead to a "taking"
 - Some property owners want to keep rural land open but do not want their options limited by mandatory regulation

- 6. Think about innovative land use tools/alternative styles of development**
 - Smart Growth Code
 - Conservation subdivisions