

Citizen Group #2 GROUP SUMMARY

Issue:

The town of Northbury is reviewing its zoning. There is an understanding that over the last two decades, development has largely occurred outside of the village (designated growth area). This sprawl pattern of development has increased costs to the town in maintaining dispersed infrastructure (roads, school bus service, emergency response services). The Planning Commission wishes to update its zoning districts to incentivize development in the village centers and maintain a working landscape of farms and woodlots as a buffer to larger continuous forests on the outskirts.

Talking Points: This must be included in your presentation, but said in your own words.

- We live in Northbury Village.
- This zoning proposal is steering more growth into the village.
- This would be fine, but we can't accommodate higher density development in the village.
- The problem is that we don't have a central septic system and every time it comes up for a vote for a bond, the town votes it down. We WANT a septic system!
- We are worried that until we address the septic system challenge, the proposed zoning will actually increase sprawl in the rural residential district.

PROPOSED CHANGES TO NORTHBURY ZONING

In the Agricultural District AND in the Conservation and Forestry Districts:

- Single and two family dwellings will change from *Administrative Review* to *Conditional Use*. (In other words, there will be a somewhat heightened level of review for new single or two family dwellings.)
- The maximum building envelope size will change from 2 acres to ½ acre.