

CONSERVATION COMMISSION 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.

- Agree with Planning Commissions suggestions. We should definitely limit development in conservation and agricultural districts and switching to conditional use is a fine way to do that.
- Suggestions don't go far enough to limit the problem of sprawl
- Sprawl is primarily occurring in our Rural Residential district which proposed changes do not address.
- This proposal will only steer even more development into Rural Residential and NOT into our village, which is where it should be!

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.