

Special Board of Selectmen's Meeting Minutes
7:00 p.m., Monday, December 11, 2008
Durham Library

Meeting Minutes

In attendance:

Laura Francis, Jon Szewczyk, Geoff Colegrove, Stuart Keating, Tom Russell, Martin French, Hugh Curley, Heidi Green, President of 1,000 Friends of Connecticut.

Laura Francis called the meeting to order, introduced Heidi Green and thanked her for coming to share information on Smart Growth.

Heidi Green opened by stating 1,000 Friends of Connecticut is a young organization whose purpose is to educate leaders about Smart Growth principles and benefits. She then talked about their mission; to promote and shape growth to ensure a prosperous economy, a healthy natural environment, and distinctive, integrated and attractive communities while promoting opportunities in education, housing, transportation, and employment for ourselves and future generations. She then presented a PowerPoint presentation on the Principles of Smart Growth; Mix Land Uses, Taking Advantage of Existing Community Assets, Creating a Range of Housing Opportunities and Choices, Fostering "Walkable", Close-Knit Neighborhoods, Promoting Distinctive, Attractive Communities with a Strong Sense of Place, Preserving Open Space, Farmland, Natural Beauty and Critical Environmental Areas, Strengthening and Encouraging Growth in Existing Communities, Providing a Variety of Transportation Choices, Making Development Decisions Predictable, Fair, and Cost Effective, and Encouraging Citizen and Stakeholder Participation in Development Decisions. She then opened the meeting up for discussion.

Geoff Colegrove talked about living with decisions that have been made back in the 1950's, stating that basic zoning patterns haven't changed but there is a mindset to create diversity and some towns are making changes to areas.

H. Green offered the definition of Smart Growth as compact mixed use encouraging compact walk able space and asked that we advocate for mixed use compact development by calling our state Senators, discourage state funding of Greenfields development projects and create incentive for sustainable development in smart growth development.

G. Colegrove talked about what he felt was a major obstacle for Durham; soil that will allow developments with community water and sewer.

Laura Francis asked about 1,000 Friends of Connecticut's Plan Review. H. Green stated 1,000 Friends reviews projects or developments against their criteria on smart growth and the idea is to help educate developers and towns' people on smart development. In order to qualify for the review the project would need to meet certain thresholds and would cost \$500.00, utilizing an architect, land use engineer, (2) real estate attorneys, a transportation specialist, bicycle advocate, and economic development commission.

Joe Pasquale asked if the reviews were done on a single project basis. H. Green confirmed the review was done on a project by project basis but if more than one project was on the table at the same time it would be scored at the same time.

H. Green thanked everyone for attending and stated this was a good time for planning projects and if there were potential sites available for development, now would be the time to put resources in place for the towns' vision and plan on development.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Beth Moncata