

SCA Village District Update

On October 16, 2014, the Planning & Zoning Commission re-opened the hearing to obtain more information on the proposed amendment creating a Village District designation for Stony Creek. The revisions suggested by the Planning Department's staff were incorporated in the document and procedural language was added by Jose Giner. The question that was raised at the previous hearing was addressed, namely how many residences would likely come under review by an Architectural Review Board. The issue in determining what proposed construction would require review centered on the modified permit requirements. The original proposal was any project over 2000 net square feet or basically living space. The town measures in gross square footage which includes basements and some attic space. In an attempt to convert the proposed net square footage to an equitable gross square footage the committee looked at the living space versus the gross square footage of a sample of 20 homes in Stony Creek, six of which were new construction in the last year. Based on the assessor's data files the following chart was developed and the new numbers were incorporated in the revisions to the amendment.

Proposed Modified Permit Requirements for Stony Creek Village District based on Gross Square Footage

Sample of Property Areas from Assessor's Data Base

Properties with < 3500 gross square feet require zoning permit

Number	Address	Living Area	Gross Area	Status
258	Thimble Island Rd	1942	3191	
262		1520	2476	
270		1740	2809	Under reconstruction
277		1910	3472	New construction 2014
281		1344	2307	New construction 2014
282		1976	3272	
285		1348	3452	
293		1690	3007	
18	Linden Point Rd	1818	3344	New construction 2014

Properties with 3501-5000 gross square feet require site plan

Number	Address	Living Area	Gross Area	Status
254	Thimble Island Rd	2779	4994	
273		1756	3867	
295		2439	4216	
9	Rextile Rd	2753	4764	New construction 2014

Properties with > 5000 gross square feet require special exception application

Number	Address	Living Area	Gross Area	Status
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228	Thimble Island Rd	2854	5746	New construction 2014
255		2818	6747	
259		3230	9594	
265		5409	9594	
17	Linden Pt Rd	2743	7030	
11	Long Pt Rd	2854	5632	
4	Prospect Hill Rd	2698	5900	

As this table illustrates, properties with less than 2000 sq feet of living space or net square footage generally had less than 3500 gross square footage. The committee adopted this calculation as equitable in order to be in compliance with Town standards of measurement.

Further, of the six homes newly constructed in the past year, two would have been reviewed by the Architectural Review Board. One would require a site plan and the other a special exception application. In answering the question of how many might be reviewed these statistics suggest 2 of the 6 projects.

The commission tabled the vote and will render a decision by early December according to Jose Giner. The commission wanted time to review the amendment with all the revisions and all other materials before making their decision.

Betsy Wieland, Chair