

## Framing questions for LURs amendment agenda: worksheet

Topic: TP rules

current LURs Sec. reference: Table 2.7

### • What is/are the problem(s)/issue(s) we are looking to address?

- Unrealistic setbacks (to side yard parcel lines)—makes it impossible to build almost anything
- Every change to structures (including accessory structures) requires conditional use review by the DRB--\$800 fee +2-3 months minimum time frame, on top of permitting, design process to get a zoning permit & construction costs
- WW system rules/ordinance essentially ban building new dwellings or ADUs (a given)
- Requiring design review creates additional uncertainty; can add more time/expense; but this is offset by community interest in preserving historic 'look & feel' of TP neighborhood
- Current rules re: tree removal are unclear; too many trees being taken down?
- Current rules don't address use of heavy construction equipment, which have major impacts
- TP rules overlap w/ state shoreland protection rules; is town rules overlay redundant?
- Current leased lot lines shown on map viewer are unreliable—OK for tax map purposes, but not definitive for permitting. (A re-survey is problematic, for a variety of reasons)
- Rules don't limit size of structures; property owners with double or triple lots have unfair advantage (w/re to setbacks & lot coverage; single lots have more constraints)

### • What are the effects of this current rule?

- Challenging, expensive process to navigate; unpredictable results in permitting
- DRB challenged to interpret rules that are vague & highly restrictive; no defined standards for determining conditional uses that can be allowed vs. denied
- Many cottage owners get discouraged & walk away from projects, when they would prefer to maintain & make modest improvements in their property (& add value for town)
- Allowing ANY cottage rebuilds usually involves removing more trees, and may entail building on steep slopes, which are common on some parts of TP

### • What are the desired outcome(s) for revised rules?

- Protect lake water quality & other environmental qualities (such as tree cover) in a fragile shoreline district (e.g. can require offset of added runoff impacts)
- Respect the rights of neighbors; encourage peaceful co-existence
- Preserve integrity of neighborhood
- Rational rules that allow cottage leaseholders to maintain & modernize their properties with a clear & consistent set of rules applied fairly

### • (if we have a draft): Are proposed fixes likely to lead to this outcome(s)?

- Possible unintended consequence of reducing side setback: would encourage additions outside the setback. (limited by lot & building coverage %, though)
- Flexibility in removing & modifying accessory structures is helpful

### • If not, what else needs to be changed?