



**MINUTES OF SPECIAL WORK SESSION
THE CRITICAL AREA REGULATIONS
JULY 11, 2013**

- I. Jeff LaBar called the meeting to order at 7:00 pm. In attendance were, David Coull, Nancy Feuerle, Randy Getman, Eleanor Nelson, Megan Reiser, Tim Stafford, Commission Members. Chris Jakubiak, Planning and Zoning Administrator, Fran Addicott, Secretary.

- II. Amendments to Chapter 290 Zoning Ordinance to address the Critical Area Overlay District.

Mr. Jakubiak presented a Power Point Presentation and discussed the outline starting with the Critical Area Overlay District which creates a protective zone around the Chesapeake Bay and its tributaries. The goals of the Critical Area are: minimize run off, and conserve fish, and wildlife. The three zones are IDA- Intensely Developed Area, LDA-Limited Developed Area and RCA-Resource Conservation Area.

- III. Key Concepts are:
Three zones IDA, LDA and RCA
10% rule in the IDA- applies to the development in the IDA, it states that quality of storm water runoff needs to be 10% or better over what exists today.
100-Foot buffer
Buffer Management Area (BMA) Provisions.
Mitigation for Buffer Impacts
Fee in lieu of Mitigation
Growth Allocation
Variances

- IV. **Mr. Jakubiaks Proposal**
 - Eliminate Section 290-25, Site Plans in the Critical Area.
 - Maintain Towns well developed Fee in Lieu Program.
 - List permitted uses by type that are allowed in each zone.
 - Clarify Buffer Mitigation requirements and rules.
 - Streamline overall text of the ordinance.
 - Provide clarity with respect to tree protection in CAC.
 - Clarify when a permit is required for cutting a tree. When you cut one down you could plant another one.

Mr. Jakubiak said that he will have the complete ordinance together by September for the Planning Commission and then will recommend it to the Town Council for adoption in October. See attached Work Session Power Point Presentation.

There being no further business the meeting was adjourned at 7:57 pm.

A handwritten signature in cursive script that reads "Fran Addicott". The signature is written in black ink and is positioned above the printed name.

Fran Addicott,
Planning and Zoning Secretary