

Minutes
Town of Tusten
Comprehensive Plan Committee
December 14, 2020

The meeting was called to order by Chairperson Jane Luchsinger on the Zoom platform at 6:33 pm.

Attending were Ken Baim, Crystal Weston, Art Hawker, Mike Farrell, Jane Luchsinger, Elaine Giguere and consultant Peter Manning.

A motion to accept the minutes of the November 9 meeting was made by Mike Farrell and seconded by Art Hawker. All were in favor.

The primary focus of the meeting was the review of the draft Land Use, and River Management Plan conformance sections that had previously been sent to committee members by Manning.

Goal section:

The committee members agreed with the goals as drafted.

Regulatory Tools

The committee reviewed regulatory tools in place to sustain quality of life balanced with land-use development. Minor corrections were made in that section, including adding that the graphic showing survey results should clarify that the numbers were percentages of respondents, not number of respondents; and a rewording of sentences describing zoning perceptions by local citizens. ,

The committee reviewed the Zoning and Land Use maps.

Discussion ensued about a new zoning map that is in the works. Manning explained that a Build Out Analysis zoning approach creates a map showing the town as fully developed so that mixed uses can be incorporated. Other zoning strategies include zoning based on separation of uses, and incentive zoning.

Other tools/considerations that have to dovetail into the comp plan are the River Management Plan, now under review by the National Park Service and Upper Delaware Council, and Sullivan County's Hazard Mitigation Plan that is due to be released in 2021.

Manning encouraged posting on the Town's website a statement that the zoning laws are available from the Town Clerk. It is expected that 2017 amendments to the 2012 zoning law will be integrated into the updated zoning law.

The next meeting will be a review of the Implementation section of the plan.

The next meeting will be held on Monday, December 28 at 6:30 pm.

A motion to adjourn was made by Art Hawker and seconded by Mike Farrell. Adjournment was at 8:05 pm.

Respectfully Submitted, Elaine Giguere