

**03-13-2019 Town Council Meeting**  
**Responses to Council Questions #1**

**ITEM #7: Receive an Update on Study of Blue Hill Massing & Permeability Standards**

**Council Question:** What work has been done on this item since we last saw it a year ago? I see alternatives but no analysis, so perhaps there are other materials that show why this needed to be delayed for so long?

**Staff Response:** *In recent months, the Town has engaged Tony Sease to study precedents and existing massing standards from other communities, and to provide a preliminary analysis of their effectiveness and suitability for the context of the Blue Hill District. This Council item offers a checkpoint of that research and analysis, prior to a more focused study of how specific representative parcels in the District would be affected by new standards.*

**Council Question:** PP 76-77 shows a massing study, but I don't understand the context; is this merely showing the current massing of buildings in the district, categorized into small, medium and large? Is this the only additional work that has been done this past year?

**Staff Response:** *The parcel study map shows the results of a preliminary analysis of parcel characteristics such as size, floodplains, and road access. The size categories refer to parcel acreage. In the second phase of analysis, the consultant will analyze the outcomes of selected massing standards on a subset of parcels that represent a range of characteristics in order to better understand how particular regulatory approaches might function in the district.*

**Council Question:** It seems as though the shared parking strategy is critical to this massing issue, since parking requirements on site factor in to building footprint and massing. Dwight indicated that he had already worked on a shared parking strategy but Council never saw it, then several of us indicated an interest; now seems like a great time to include that information, so could we see Dwight's work, as well as some additional information on the listed options for addressing massing (analysis with pros and cons measured against agreed-upon criteria)? Asking us to narrow the list down without any analysis seems like we are back in the Spring of last year, without any further information that would facilitate our decision-making.

**Staff Response:** *Planning staff have consulted with Dwight Bassett on the opportunity to present his work on a shared parking strategy to the full Council. Staff proposes making this presentation to Council in May, as part of a continued discussion on the potential massing standards.*