

## **GTF Meeting Minutes Thursday, September 14, 2023**

Task Force Attendees: Ray Seigfried, John Scheflen, Barbara Macklem, Steve Benigni, Bev Clendening, Lynda Kolski, Kate Threefoot

Guests: Pam Politis and Skip Bailey representing the Community Planning Committee

The meeting called to order at 7:35

Minutes from August 29 meeting were approved with minor corrections.

### Ordinance 15

Representatives from the Community Planning Committee were in attendance to discuss changes to Ordinance 15 that are being proposed by the committee. There are 6 recommended changes.

- Suggested changes to Section IIIB. 1 & 2 eliminate the discrepancy between renters and leaseholders in terms of occupation of ADUs.
- In part 1 “primary dwelling” is changed to “dwelling,” and guest cottage, workshop, or studio are added to the list of qualifying uses that render the dwelling, whether primary or ADU, occupied if there is continuous use. GTF members argued that this goes against the civil engagement purpose of the ordinance and contradicts the Community Planning Committee’s concern about the lack of affordable housing. On the other hand, it was noted that people should be allowed to use their home as they please.
- The suggested change to part 2 removes the requirement for 100% of ADUs to be occupied and states that ADUs on the property should be considered occupied if any dwelling on the property is occupied. This change implies that the primary dwelling does not need to be occupied to render all dwellings on the property occupied. Historically properties with one or more ADUs were considered occupied only if all ADUs were occupied. The reasoning for this requirement was that properties with only one dwelling, that dwelling must be occupied. Therefore, properties with multiple dwelling units should be required to be fully occupied. The rationale for the occupancy rules were to foster civil engagement and to prevent blight and vagrancy.
- The proposed changes to III B 3 substitute “short-term residential use” for “transient use” and define the minimal occupancy as exceeding 90 days in aggregate.
- The CP proposal also states that at least two in a list of four types of evidence of short-term occupancy be required.
- The maximum number of fee waivers is changed from one to two (Section VII)

It was suggested by GTF that “home-based business” or “home occupation” should replace “lawful business.”

The representatives from CP will take the feedback from this meeting back to their committee for consideration.

### Ordinance Approval Timeline

Ray shared the timeline attached in Appendix 1

First reading of Ordinances 1,2 and 13 will occur at the TA meeting on October 2.

### Ordinance 1,2 and 13

The red line copy of the proposed changes to Ordinance 13 was reviewed. Ordinances 1 and 2 are not available. The summary is many pages long. John has written a one-page background and recommendation document. The recommendation is to repeal Ordinances 1 and 2. This document will be read at TA meeting.

Information Sessions Scheduling to be completed by the next meeting.

### Charter changes

Section 5e – Bev added a suggested change in wording to clarify the text. The change was accepted by the committee.

Section 2 – Boundaries for purchased land still need to be added to the Charter document.

Section 5d – remove the change

Section 7 – There was a discussion about removal of the procedural details for the Board of Assessors, Budget Committee and Registration Committee. Three options will be presented: 1) no change but remove Board and Committee process statements from Charter and create a new ordinance to cover process, 2) change fiscal year and remove process statement from Charter and create a new ordinance to cover process, 3) keep section 7 as is with no change.

Section 8 – There was a discussion about the wording “all Village funds.” This discussion will be held until the Ordinance Sub-TF is able to meet to discuss an Ordinance on Monetary Gifts. The mechanism for approval of the budget was also discussed. In the current Charter draft these procedures are removed from the Charter and will be placed in an ordinance. Several GTF members thought that the mechanism for accepting a proposed budget by a vote at TA meeting followed by a referendum should be kept in the Charter because an ordinance is too easy to change. Most members agreed that the proposed budget must be approved by referendum because there are any number of reasons why people may not be able to or may choose not to attend Town Assembly meetings. After considerable discussion It was suggested that part of Section 8(b) be retained in the Charter.

Next meeting September 28.

Meeting adjourned at 9:47