

July 19, 2006

Memorandum

To: Chatham Planning Board.
Fr: John Connery
Re: Errata sheet and associated issues.

I thought it would be helpful if I sent my current errata items to your attention as you go through the draft prior to the forums.

In addition to the errata issues (See page 2) there are four items we intend to bring to the attention of the Planning Board after the forums (unless others bring them forward at the forums, which would be preferable). We find that they have not as yet been fully discussed or have caused pre-forum confusion and need to be discussed by the Board. We hope to address these at the forums but will not do so if it cuts into the time allotted for public comment. We will hold them until after the forums unless we get some “dead” time to bring them up.

- 1) Definition of “Float System”. We know what they are but we have left the definition blank in the current draft until we get more guidance from PB or general public. Specifically, is there some special issue relative to floats that we need to include in the definition that is germane to Chatham? Such as anchoring systems, scale, or materials?
- 2) We believe that residential lots that are less than 20,000 square feet in buildable area need to be assigned a maximum building coverage; this is currently not addressed in the draft. We suggest 15% but before we add it to the text we need to bring an issue to the attention of the PB. Currently lots less than 20,000 sq. ft. are permitted a 15% coverage but not more than 2,800 sq. ft. This means that a lot of 19,999 is permitted coverage of coverage of 14%. So in current practice the closer a substandard lot gets to the legal requirement the *less* amount of building coverage allowed. Does the Board intend to maintain this practice?
- 3) There seems to be confusion regarding the notes to the Table of Dimensional Controls, specifically item a.1) on page 4-4. We rewrote it in May of 2005 to maintain the setback current requirements for corner lots but to avoid the “primary” street & “secondary” street quandary relative to corner lots and to provide some design flexibility. Should it revert to current language? If so should we consider defining primary and secondary streets in the context of Chatham?

- 4) We have had minimal discussion regarding the sign code; at a minimum we suggest that the Sign Code Appeals Committee be changed to the Zoning Board of Appeals. Further, we believe that Section 10.b. on page 6-48 should be removed (we believe it conflicts with the rights of non-conforming structures). We suggest that Town Counsel be asked for an opinion.

Errata items:

1. Table of Contents: The **Reserved** (Section 3.C.) space should have been removed. It was originally kept in two previous drafts to allow for an additional district if necessary. It can now be removed and lettering adjusted.
2. Table of Contents: Item 3.O. the word “Residential” is in a different font; should not be so.
3. Page 3-16 item 4. Two Family Dwellings. Since subsections b –d also refer to multi-family the title should read Two Family and Multi-Family Dwellings.

However, in item a. second line (p. 3-16) the term should be *two-family* and not multi-family.

4. Page 3-23 item c. We did not make the changes from the word Zoning Board of Appeals to Planning Board in a number of places see item c.1 , 3 , 5 and d.1. This is my fault. Should have caught these, all in one place.
5. Page 4-4 item 5). The word *street* at the end of the section is a left over from editing and not removed. Remove it.
6. Page 7-1 item B.2.: After the term historic Business District Commission, the text should add the words Planning Board and read as follows: *the Zoning Board of Appeals, the Planning Board and other boards and commissions as applicable*. This is not strictly necessary but we think it clarifies matters.
7. Page 8-4 Definition of Building Inspector. The second sentence should read: In this bylaw the terms Building Inspector and Inspector of buildings are used synonymously. It now repeats the term Building Inspector. No problem with picking one term.