



TOWN OF MONTEREY
Proposed Timetable for Monterey Planning and Bylaw Review
Joel Russell, Planning Consultant/Land Use Attorney

October - November 2003

Review and analysis of planning documents including zoning bylaw, general bylaws, subdivision regulations, draft open space and recreation plan, community development plan, BOH regulations, Scenic Mountain Act, news clippings, and other background information, and driving tour of the Town, in preparation for meeting on December 4.

December 2003

Meeting with the Planning Board to identify key issues, discuss consultant's preliminary analysis of the Town's planning documents, and sharpen the focus of the project. As a result of this meeting, it was determined that efforts should focus on bylaw revisions on those issues identified by the Planning Board as most important. Some of these revisions are intended for short-term adoption and others would be for submitted to Town Meeting at a later time.

January - February 2004

Preparation of recommendations for zoning bylaw revisions, to be submitted by the middle of February. Bylaw revisions would cover the following issues, in order of priority:

1. Non-conforming structures, lots, and uses
2. Regulation of multiple ANR lots through creation of a zoning category of "large-scale residential development" which requires a special permit.
3. Scenic road corridor overlay zone
4. Accessory dwelling units
5. Review criteria for special permits
6. Open space development (clustering/flexible development)

If time does not permit covering all of these issues in detail, they will be done in the order shown above unless the Planning Board requests otherwise.

Late February 2004

Presentation of recommendations to all town boards at a public meeting.

Mid-March 2004

Submission of revised recommendations, modified based upon discussions at the meeting in February.

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