

MADAKET AREA PLAN WORKGROUP

MINUTES: February 14, 2025

APPROVED: April 11, 2025

CALL TO ORDER:

Chair Bruce Mandel called the meeting to order around 4:00 PM.

ROLL CALL FOR ATTENDANCE

Attendees: Bruce Mandel, Lars Soderberg, Michael Maynard, Joe Topham, Leslie Forbes, Thom Erichsen, Ethan Devine, JP Hernandez, Leslie Forbes (4:50 PM)

Absent: Haffenreffer, Collier, Molden, Madigan, Pochman

CHAIR MANDEL established a Quorum, read Script for Remote Meetings

ACCEPTANCE OF AGENDA: Agenda was accepted unanimously.

APPROVAL OF MINUTES OF January 10, 2025 MEETING: Approved as presented

PUBLIC COMMENT: Sara Hendrickson (341 Madaket Road) asked about the use of the 2023 survey and the reference to the Country Overlay District in the Workgroup's documents. Chair Mandel agreed to provide answers to these questions offline.

DISCUSSION OF CHAPTER 3: HOUSING Chair Michael Maynard, member Lars Soderberg Michael discussed the DRAFT Housing element for Madaket. It includes an outline of existing conditions, and discussion topics categorized into three parts: Preservation, Improvement, and Development of new housing. He indicated the need for outside professional assistance for exploring a new zoning overlay district, and the potential cost. Lars agreed with the importance of zoning for Madaket and the need for professional assistance. He also suggested that the document include a position on Short Term Rentals and Affordable Housing without proposing solutions. Lars indicated the need for a grant to pay for the professional zoning assistance. Chair Mandel added that he will post the DRAFT Housing Chapter on Google drive for review and comment.

DEFINING MADAKET BOUNDARIES

Currently there are at least 5 different boundary maps of Madaket: one each from the Board of Health, The Estuary Report, the Madaket Harbor Workgroup, the Historic District Commission, and the 2006 Madaket Area Plan. In addition, there are 7 different zones: Village Height Overlay District (VHOD) Village Residential (VR), LUG 1, LUG 2, LUG 3, Moorlands Management District (MMD), Village Trade Entrepreneurial Craft (VTEC) and 11 sub-Neighborhoods. Participants agreed that a comprehensive approach is needed to rationalize these boundaries, as well as Madaket specific zoning to preserve the unique characteristics of the neighborhoods. Participants are encouraged to provide input.

ACCESSORY DWELLING UNITS AND PLANNING BOARD

Joe Topham provided update on the Planning Board's work on Accessory Dwelling Units (ADU's) and Cottage Colonies. ADU's and Cottage Colonies could allow more structures on a lot, leading to an increased density and an increase in number of bedrooms in Madaket. The Town is working on a conceptual plan to address septic concerns. (Currently bedroom count is limited to 1 bedroom per 10,000 sq ft of lot) Topham indicated the Town is considering tight tanks and possibly independent sites for septic systems.

NEXT STEPS-NEXT MEETING

- Chapter 5: Natural & Cultural Resources: Put Haffenreffer's draft on Agenda for March 14
- Chapter 3: Housing: Review draft with bullet points, provide comments to Maynard and Soderberg
- Chapter 4: Economic Development: Put Madigan's draft on Agenda for March 14
- Madaket Boundaries: Chair Mandel to post graphics and explanations on Google drive

- Topham to Planning Board update on ATM Articles #42, 43, 44, and 40. They address ADU's and Cottage Colonies, and Tertiary Dwellings
- Workgroup prepare for zoning discussion at March meeting
- Workgroup consider meeting with Megan Trudel (Deputy Director of Planning) regarding Zoning for Madaket
- Workgroup consider meeting with Holly Backus (Preservation Planner) regarding historic house protections
- Workgroup consider meeting with Michael May regarding his process for creating "Building with 'Sconset in Mind"

NEXT MEETING: March 14, 2025 at 4 PM

ADJOURNMENT The meeting was adjourned at 5:00 PM.

Minutes generated by AI, edited by Leslie Forbes