

Town of Buchanan

Land Division / Subdivision Ordinance

KICK-OFF MEETING SUMMARY

On Monday, March 10, 2008, the Town of Buchanan hosted a Kick-off Meeting at the Town Hall to begin the process of developing the Buchanan Subdivision Ordinance. Attendees listened to a presentation by Jeffrey Sanders of OMNNI Associates. OMNNI has been hired by the Town to prepare the ordinance. A copy of the presentation can be viewed by going to www.omnni.com and clicking on PROJECTS. Scroll down the screen and select Buchanan Subdivision Ordinance. The presentation included:

- Introductory information on subdivision ordinances;
- The rationale behind the Town's decision to develop a subdivision ordinance;
- A description of the difference between conventional and conservation subdivisions;
- A discussion regarding various wastewater treatment options; and,
- A four-question conservation subdivision exercise.

Conservation Subdivision Exercise

Near the end of the Kick-off Meeting, OMNNI distributed a four question exercise sheet to attendees. The purpose of the exercise was to gain an understanding of the opinions of participants as they relate to conservation subdivisions. A copy of the Conservation Subdivision Exercise worksheet is available for review on the project webpage.

The **first question** focused upon the identification of *secondary conservation areas* (SCAs). SCAs are important local resources, either natural or cultural, that are not otherwise protected by state or federal regulation. A conservation subdivision ordinance can identify locally generated SCAs as worthy of preservation during the residential subdivision development process. Once approved, SCAs will be incorporated into the Town of Buchanan Subdivision Ordinance.

The **second question** asked participants to identify the minimum amount of preserved open space (as a percentage) to be protected within a given residential development. These areas are protected through a conservation easement, land trust, or other mechanism in perpetuity ensuring that rural character and open spaces remain a lasting component of the landscape.

The **third question** asked attendees to select the minimum lot size that will be allowed within a conservation subdivision.

The **final question** provided those in attendance with an opportunity to offer comments regarding the proposed ordinance, conservation subdivisions, or anything else relevant to the ordinance development process.

The questions, and tabulated responses, appear below. Nine people completed and submitted the conservation subdivision exercise. The number of people who selected the option and the percentage that number represents of the entire group appears to the right.

Tabulated Responses

Question 1: Identification of Secondary Conservation Areas (check those that you would prefer to see incorporated into the ordinance)

Proposed SCA	Number of Responses	Percentage
Stream corridors	9	100%
Environmental corridors	5	56%
Critical wildlife habitat	7	78%
Mature woodlands	8	89%
Unique natural areas	6	67%
Prime Agricultural lands	2	22%
Large Trees	3	33%
Barns, silos, fence lines, etc.	2	22%
Historic structures	4	44%
Trails	8	89%
Scenic Views	6	67%
Other: Areas bordering cities/ villages for easements	1	11%
Other: Buckeye Trees	1	11%

Question 2: Minimum Preserved Open Space (select one)

Proposed Open Space Set-aside	Number of Responses	Percentage
50% of entire site	0	--%
40% of entire site	1	11%
50% of developable acreage	3*	33%
40% of developable acreage	5	56%
Other (more than 50% of dev. acreage)	1*	11%

* Person selected 50% of developable acreage or more than 50% of developable acreage.

Question 3: Minimum Lots Sizes (select one)

Minimum Lot Size	Number of Responses	Percentage
1 acre	0	--%
3/4 acre	1	11%
1/2 acre	4*	44%
1/4 acre	3	33%
Other (1/3 acre)	2*	22%

One person selected 1/2 acre *or* 1/3 acre.

Question 4: Other Comments

1. Encourage development near existing roadways or limited new access points.
2. Limit driveway length.
3. Conservation CSMs should be included.
4. Yes – conservation CSMs.
5. Community wells and community wastewater treatment for ten houses or more.
6. Establish native plants in open spaces.
7. Requirement to provide linkage of trails with existing or proposed trails.
8. CSMs – git r' done.
9. Plan on some government or business to run well and septic for community.
10. Yes to conservation CSM.
11. Put in conservation CSMs.
12. Require developers to have a contract with local sanitary district or private concern to help develop and monitor any community water systems or waste water treatment facility.