

## Questions from the Island Gazette - Jim Patterson's answers.

### **1. Will you support holding separate public hearings for each of the different proposals?**

Holding a separate public hearing for each proposed zoning text change would be very time consuming and difficult to work with. I would support dividing the proposed changes into three or four public hearings. When these hearings are posted, it should be absolutely clear as to what the topics to be discussed are.

### **2. Do you support adding permitted and conditional uses for commercial businesses in residential districts (restaurants/taverns in the R1 zone with a conditional use permit for example?)**

No. I don't think that most property owners in R1 zoning would welcome the noise or traffic that a restaurant or tavern would generate. The proposed Home Occupation ordinances, which I support, would allow for several types of small, clean, and quiet enterprises to operate.

### **3. Do you support allowing the building and rental of guest houses, and, if so, how many should be allowed on a building lot and how many bedrooms should be allowed in each guest house? Should there be a limit on when or for how long a time period that one could rent their guest house? Should open ended (long term) rental of guest houses be permitted?**

I think our property owners should be able to rent out one guest house. During the tourist season, one or two week rentals would be appropriate. Over late fall and winter I would strongly encourage long term rentals of up to six months. There is a need for this, as many people who would like to stay and work on the island during winter cannot find decent year around housing. As for guest house capacity, I think one family unit (up to about 6 -7 people) is about the limit. The number of bedrooms should be appropriate for this size group. Providing for a larger number of guests should be the business of commercial hotel/motel properties.

### **4. Do you support the proposed Mixed Use Zoning District on Middle Road? What do you think should be allowed in this zone? What should the boundaries be? The entire Middle Road - or, where should it start and where should it end? Should an emphasis be placed upon the opinions/concerns of Middle Road property owners?**

The Mixed Use Zone is an outgrowth of the Comprehensive Plan where community input was sought by way of 1,800 mail surveys and four public "visioning sessions" in 2003. It is intended to blend commercial and residential uses, with each commercial use reviewed on a case by case basis as a conditional use. The Mixed Use Zone has become somewhat controversial, and I'd like to hear more public comment on this issue.

### **5. Do you support some type of binding protection of historical areas and buildings on the Island, for example, the Nebraska Row area or along Old Fort Road (Mission Hill area) down to Grant's Point or other historic areas or structures?**

The ambiance and beauty of these and other areas is one of the big reasons people come to visit the Island. In general, I support the idea of protecting these assets, but I'm not sure what "binding protection" specifically means. I would not like to see a historical area designation become a burden to property owners by unduly restricting what they can do with their homes and land. Any rule making of this nature would need to be carefully crafted with a lot of input from the public.

**6. Do you believe that the proposed text changes are in line with the goals and objectives of the Comprehensive Plan? Would you support a review and a critique of these zoning text changes by the CAPP Committee before final passage?**

Yes, the proposed text changes have followed the general direction of the Comprehensive Plan. Public hearings along the way have ensured that today's proposals are in the community's interest. For example, when the proposed "Junk Ordinance" was reviewed, overwhelming public reaction resulted in a greatly reduced ordinance that reflected the needs and desires of our residents.

No, I don't support the idea of a review and critique by the CAPP Committee. I don't know what purpose would be served. It's time for public hearings to finalize things.

**7. Do you support delaying action on zoning changes so that summer residents can have the opportunity to attend the public hearings?**

I support participation in the public hearings by as many residents as possible. The trouble is, there's no perfect time for everyone. Should the hearings start in April? May? June? What about year-rounders who are putting in six or seven long days a week during summer? Having said that, I do believe public hearings during the summer would probably benefit the largest number of people. Our soon to be on line web site (we've been assured it is soon to be on line), will help with the communication process, too.

**8. Do you support protecting the traditional land uses within zoning districts, even if that conflicts with the zoning committee's interpretation of the comprehensive plan?**

We need to keep in mind that our development of the Comprehensive Plan was the result of a state mandate, and that, "After January 1, 2010, land use decisions including zoning, subdivision regulations, and official mapping will have to be consistent with this plan." (From the Comprehensive Plan introduction.)

Although there are some who would change nothing, our current ordinances were put in place in 1972. Many things have changed in 37 years. The whole point of the visioning sessions, surveys, workshops, and public hearings along the way has been to give everyone a voice in how life on the Island will be in the years to come.

Yes, it's been a bumpy road, and no, not everybody will be 100% pleased, but in the long term, it will be worth it.

**9. If a public hearing results in overwhelming rejection of a proposed zoning change, would you feel obligated to cast your vote to reject that plan?**

Yes, if the opposition is to a specific proposal, and is reasonable.

**10. Feel free to comment on anything else that you'd like to comment on.**

Come to the meetings and public hearings. Let your opinions be known. As an elected Town Board member, I want to represent you. Participate in the process of your government. As I write this, there is a sign up sheet at Town Hall for someone to fill a vacancy on the Town Planning Commission. This vacancy has been posted for several weeks, and yet no one has signed up.

Thank you, Evan and Waggie, for this opportunity to write in the Island Gazette.

Jim Patterson