



Memorandum

Planning Board

TO: Mayor Randy Casale and City Council Members

FROM: Etha Grogan
for Planning Board Chairman Gunn and Planning Board Members

RE: Moratorium

DATE: July 12, 2019

The Planning Board reviewed the proposed Local Law Regarding Enactment of a Moratorium on Residential and Commercial Development at its July 9, 2019 meeting. A lengthy discussion took place about the stated legislative intent and purpose of the moratorium, as well as the terms and scope of the moratorium.

The Planning Board members present did not support the enactment of the moratorium. The board members discussed the stated reasons for the moratorium (i.e. to protect against potential impacts of new development on the City's water supply while Well #2 is under repair, and to allow a measured amount of time to review and revise targeted zoning laws, specifically focusing on the City's use and dimensional tables, Linkage District, and evaluating properties eligible for the Historic District and Landmark Overlay Zone). The board members unanimously agreed that whether the moratorium is based upon the stated issues of Well #2, the stated zoning amendments, or both, there does not seem to be a necessity for a moratorium to address these stated objectives, particularly a moratorium extending 4-6 months. The board members did not see the need to adopt a moratorium for zoning amendments that could be reviewed and adopted in regular due course. If the City Council decides to adopt the moratorium, the Planning Board recommends consideration of a shorter term. For further details of the Planning Board's comments, please refer to the video of the July 9, 2019 Planning Board meeting.

If you have any questions, please feel free to contact me.