

10/15/19

## Lists of Ten Priority MAC Issues

Council Member Howard Springsteen

1. What are we hoping now to accomplish with the proposed/updated/revise MAC. Would it make more sense to perhaps update the commercial code and commercial zoning and see what happens with the existing MAC projects. My sense is neither the Town staff nor Council has the bandwidth to spend a large amount of time upgrading/fixing the MAC. The recent election results were pretty telling that folks did not like the direction of the previous Town Council and MAC, Let's see what happens with existing MAC projects, see how the proposed 380 use change pans out and focus on the commercial code updates and changes to encourage commercial development on Maple Avenue. Put the MAC to the back burner for a number of years.
2. Keeping building heights 4 stories and under. We need building with distinctive height variances. Not in favor of raising height to 64 feet. Bad idea!!
3. Reduce building density and break building size up. No more than 150-200 feet in length
4. Have a purpose and intent section and keep small town wording
5. See what the interest is to reducing the length of the MAC area to reduce impact to residential neighborhoods.
6. Have a realistic traffic impact study and traffic numbers available.
7. Minimize housing units in the commercial corridor.
8. What are the fiscal impact to the Town on any project?
9. Make sure you have adequate setback from the street at least 25 feet.
10. Make sure there is adequate parking options.
11. Get a realistic cost for undergrounding utilities.
12. Have good design guidelines available.
13. Improve green space.