

ZONING TASK FORCE CHARGE

Appointing Authority: Select Board

Classification: Advisory to the Select Board

Membership: A minimum of seven voting members, with no more than ten members

Staff Support: Community Development Director/Town Planner

Charge

There shall be a Task Force on residential zoning and regulation. This Task Force will be made of at least 7 members and no more than 10 members plus 1 alternate member. All members shall be chosen from those who have applied to serve.

- At least one member shall be a member of the Planning Board.
- At least one member shall be a member of the Zoning Board of Appeals.
- At least one member shall be a member of the Affordable Housing Trust, should one apply.
- At least some members shall be from the community, who are not presently serving on a Town regulatory board.
- The alternate member shall become a full member in the event that membership falls below the minimum number specified.
- The Director of Community Development (Town Planner) shall provide staff assistance to the Task Force.
- The Select Board shall designate a liaison to serve as a point of contact for the Task Force. No member of the Select Board shall be a member of the Task Force, as recommendations are to be made to the Select Board. Select Board members are welcome to attend Task Force meetings.

The Task Force shall examine issues relating to homes and housing toward the goal of presenting any necessary and suggested residential zoning or regulatory changes to the Select Board for consideration for placement on the Town Warrant for the May 2022 Town Meeting.

The Task Force shall present its recommendations to the Select Board for approval. The issues to be considered shall include, but shall not be limited to, the following:

- Non-resident divided ownership of properties
- Limits or other regulatory changes (including requirements for permits) on use of house for commercial purposes; including, but not limited to, large parties and weddings.
- Limits on consolidation / merger of lots to facilitate larger homes.
- Extension of the 50% maximum size increase rule to zoning districts other than the Seashore District.
- Protection of historic homes and scenic landscapes
- Review of historic overlay districts
- Development of 'tiny homes' in Eastham and applicable zoning

Meetings: The committee shall meet monthly or as needed to accomplish its work, and shall convene a minimum of one public hearing annually.

Reports/Reviews: The committee shall present its progress and findings to the Select Board twice per year.