

To: Amsterdam/Churchill Community Planning Group:  
From: Warren Vaughan, County Planning  
Date: 12/15/08  
Re: Reflections on the AC Town Core

Welcome to the last meeting of the year! As its almost Christmas and we're around our one-year anniversary of meeting as a working group, I thought we could have an evening of reflection and conversation where YOU do most of the talking rather than me. With that...

The following goals and values were established during our first two community meetings:

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| <p><b><u>VALUES</u></b></p> <ul style="list-style-type: none"><li>• Small Town Values, Rural Character, and Quality of Life;</li><li>• Agricultural Heritage and Wide-Open Views;</li></ul> |
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| <p><b><u>GOALS</u></b></p> <ul style="list-style-type: none"><li>• Efficient and Functioning Infrastructure;</li><li>• Protection of Agriculture and the Rural Lifestyle;</li><li>• Protection and Growth of Community Values;</li><li>• Increased Local Control.</li></ul> |
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Based on these values and goals, we (and I, as the guy staffing the effort) have identified the following as our policies to address, using the questions underneath the policy topic:

**Policies**

- **Town Boundary:** Where can we draw the boundary for expansion of the town that allows us to grow in a healthy way and respect the property rights of individuals owning land immediately outside of town, without getting too big and negatively affecting our goals and values?
- **Residential Neighborhoods:** Where can we establish areas for new residential development?
  - *Density and Design:* What density and design criteria can we set for our new residential neighborhoods to ensure we keep our small-town feel?
- **Commercial Development:** Where can we establish areas for new commercial development?
  - *Design:* Should we establish particular design criteria (like landscaping) to help mitigate new commercial uses?
  - *Town Center:* Should Churchill have a town center? If so, where?
- **Road Connections:** What top road connection priorities can we identify (at least in concept, if not specifically)?

- **Sidewalks:**
  - *New Neighborhoods:* Should we require sidewalks in new neighborhoods within the town core?
  - *Existing Neighborhoods:* Understanding that putting sidewalks in after the fact can be costly, what roads can we identify as priorities to raising money and effort to construct new sidewalks?
- **Sewer:** Should new development be required to hook up to the existing sewer district? Should the existing sewer district undertake studies to ensure its infrastructure is working properly and to understand the capacity issues that have been raised this summer? And is there a way to combine these two questions into a single effort?
- **Water:** Should Amsterdam/Churchill pursue community water? And if not community water, then the next most realistic opportunity?
- **Local Control.** The ACCPG has formed a non-profit. How committed are you and the community to answering these questions over the next several months and years as the community and the questions continue to evolve?
- **Schools:** What policies, if any, should new development have to follow to ensure the two schools, public and private, keep ahead of the growth?
- **Fire Department:** What policies should new development follow to ensure the Fire District continues to provide quality service?

### Questions to Answer Tonight

- Are these the correct policy areas to pursue? Are these the right questions to ask to help pursue those policy areas?
- Is the Town Core boundary we have been working with the last several months appropriate given our community values? If not, how would you change it?
- If there is disagreement among the group tonight and in the future over these questions, how should we handle it?