

Planning and Development Committee
Minutes of November 4, 2009
6:00 PM
Town Office

Attendees: Andre Cushing, Chairman
Matt Arnett
Janet Hughes
William Shakespeare

Staff: Bob Osborne
Ben Johnson

1. Approval of Minutes - Postponed
2. Invited Guests: None
3. Old Business:
 - a. Draft Shoreland Zoning Ordinance Update

Staff updated the Committee on the Planning Board's progress with the Draft Shoreland Zoning Ordinance and indicated that it would likely be recommended back to the Town Council at the Board's scheduled November 18, 2009 meeting. The Committee received the revisions that the Planning Board Ordinance Committee had recommended the full Planning Board. The Planning and Development Committee took no action on this item.

- b. Zoning Ordinance Sign Provisions Discussion

Staff discussed the sign provisions of *Zoning Ordinance, Article 4.8 Signs* with the Committee as they relate to small and/or temporary signs such as tradesman signs, real estate signs, posting signs, etc. and noted that although such signs are found in 4.8.3 Permitted Signs Not Requiring a Permit such signs are still apparently subject to sign setback requirements and other criteria. Staff asked the Committee if they would be willing to consider amendments to the sign ordinance to cover some changes to this area of the ordinance. Staff suggested that perhaps the author of the ordinance provisions assumed that because these signs do not require a permit they would also not require compliance with review criteria. Chairman Cushing recommended that this topic be further developed by staff for a future meeting.

- c. Outdoor Wood Boiler Ordinance Amendment: Chapter 150

Staff discussed the Outdoor Wood Boiler ordinance amendments with the Committee and noted that the ordinance now contains the recommendations made by Town Attorney Tom Russell. Councilor Hughes moved that this item be returned to the Town Council for public hearing. Councilor Arnett seconded the

motion which passed 3 in favor and 1 against with Councilor Shakespeare the dissenting vote.

d. Zoning Ordinance Amendment: Institutional Building Definition

Staff discussed the Zoning Ordinance Institutional Building definition with the Committee and noted that the ordinance was vetted by Town Attorney Tom Russell. Councilor Hughes moved that this item be returned to the Town Council for referral to Planning Board. Councilor Arnett seconded the motion which passed 4 in favor and none against.

e. Zoning Ordinance Amendment: Commercial Services District

Staff discussed the Zoning Ordinance Commercial Services District provisions with the Committee and noted that the ordinance was vetted by Town Attorney Tom Russell. Councilor Hughes moved that this item be returned to the Town Council for referral to Planning Board. Councilor Arnett seconded the motion which passed 3 in favor and none against. Councilor Hughes abstained from voting because of corporate property ownership in this subject district.

f. Zoning Ordinance Amendment: Animal Definitions

Staff discussed the Zoning Ordinance Definitions of animals other than usual household pets and animals as usual household pets and noted that these had been vetted by Tom Russell. Committee members had some remaining issues related to this item and Chairman Cushing tabled the item.

g. Zoning Ordinance Amendment: Article 5 Permits

Staff discussed the Zoning Ordinance Commercial Article 5 Permits provisions with the Committee and noted that the ordinance was vetted by Town Attorney Tom Russell. Councilor Hughes moved that this item be returned to the Town Council for referral to Planning Board. Councilor Arnett seconded the motion which passed 4 in favor and none against.

h. Public Ways Ordinance Amendment: Street Acceptance

Staff indicated that this item was not ready to move forward at this time. Chairman Cushing tabled the item.

4. New Business:

a. Wiseman Request for Amendment of Historic Landmark

Staff discussed the Wiseman request for amendment of historic landmark with the Committee. It was explained that this project would require three steps. The

project requires Historic Preservation Commission approval of both the landmark amendment and the certificate of appropriateness. Then it requires Council approval of the historic landmark amendment. Finally, it requires site plan approval from the Planning Board.

Councilor Cushing moved that the Committee reviewed the preliminary application and have no reservation about its review and potential acceptance from committees of oversight. Councilor Hughes seconded the motion and the vote was 4 in favor and none against.

5. Public Comments:

There were no public comments.

6. Committee Member Comments:

The Committee discussed the fact that November 18th is a Planning Board meeting and determined that they would determine an alternative meeting date (if needed) at the Council Meeting next Monday.

The meeting was adjourned at 9:00 pm.

Respectfully submitted,

Robert Osborne, Town Planner