

Planning and Development Committee
July 15, 2015
6:00 PM
Conference Room
AGENDA

1. Approval of July 1, 2015 Minutes
2. Committee Applications:
3. Updates:
 - A. Codification Portfolio-Ongoing
 - B. Downtown Development Plan Presentation – Progress Report
 - C. Municipal Marina Sign – Progress Report
4. Old Business:
 - A. Draft Private Ways Ordinance Review (Tentative 8/19)
 - B. TIF Policy Discussion
 - C. Home Occupation Discussion
5. New Business:
6. Comprehensive Plan Implementation:
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

Planning and Development Committee
July 1, 2015
6:00 PM
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DRAFT MINUTES

Attendees:

Committee
Bill Shakespeare
David Ryder
Stephen Wilde
Terry McAvoy
Dennis Marble
Greg Sirois

Staff
Dean Bennett, Director of Com/Econ Development
Myles Block, Code Enforcement Officer

1. Approval of June 17, 2015 Minutes:

Minutes were approved unanimously.

2. Committee Applications: None

3. Updates:

A. Codification Portfolio – Ongoing

Community and Economic Development Director (CEDD) updated the Committee on the progress of the Portfolio project. Sections of document have been distributed to appropriate staff and information being collected ahead of the August deadline.

B. Downtown Development Plan Presentation-Update

CEDD indicated he has not had time to schedule a presentation to the Committee as of yet.

C. Municipal Marine Sign

CEDD has not had time to make necessary contacts to explore costs and design of an appropriate sign.

D. Outreach to RSU 22- Fall Building Committee Mtg

CEDD reported that he had contacted Emil Genest of RSU 22 to discuss potential collaboration/information sharing with regard to downtown planning/school construction. An invitation was extended by RSU 22 to attend an October Building Committee Meeting. Niles Parker, Building Committee Chair indicated his willingness to meet with representatives from the town prior to the October meetings. Councilor Marble stated he would follow up with Niles Parker to schedule such a meeting.

4. Old Business:

A. Subdivision Ordinance Review

The revised Subdivision Ordinance was reviewed by the Committee and approved.

Committee Action: Motion to send the revised Subdivision Ordinance to Town Council with recommendation to forward to Planning Board for review and comment. Vote: 5-0.

B. Sign Standards Revisions – Myles Block, Code Enforcement Officer.

Code Enforcement Officer presented to the Committee the draft revisions to the Sign provisions in the Zoning Ordinance.

Committee Action: Motion to send to the Sign Standards revisions to the Town Council with recommendation to forward to Planning Board for review and comment. Vote: 5-0.

C. Draft Private Ways Ordinance Review 7/15

5. New Business

A. TIF Policy – Councilor McAvoy

Councilor McAvoy brought to the attention of the P&D Committee the current TIF Policy is inconsistent with references to assigned responsibilities. CEDD indicated that he had previously drafted a corrected version which contained two proposed changes: (1) the removal of the minimum \$ 500,000 threshold and (2) the limitation of payback % in a Credit Enhancement Agreement. CEDD indicated the intent was to best position the Council with the most flexibility in responding to development

opportunity. Committee opted to discuss the entire policy at the next scheduled meeting.

6. Comprehensive Plan Implementation: None.

7. Citizens Initiatives:

8. Public Comments

9. Committee Member Comments:

CEDD and CEO indicated the need for a comprehensive review and revision of the current Zoning Ordinance stating a number of inconsistent short term fixes in the current ordinance rather than strategic holistic revisions. Committee suggested the preparation of an RFP which would address the issue moving forward.

10. Adjourn: The meeting was adjourned at 7:30pm.