

**Planning and Development Committee
March 16, 2016
6:00 PM
Conference Room
AGENDA**

1. Approval of March 2, 2016 Minutes
2. Committee Applications:
3. Updates:
 - A. Status of Planning Board Review
Subdivision Open Space
Codification
Zoning Reference to Open Space
4. Old Business:
 - A. Draft Mineral Extraction Repeal - Attorney
 - B. Draft Home Occupation – Attorney
 - C. Flag Lots Discussion
5. New Business:
6. Zoning Considerations/Discussion
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

Planning and Development Committee

March 2, 2016

6:00 PM

Conference Room

DRAFT MINUTES

Attendees:

Committee

Ivan McPike - Chair

Stephen Wilde

Dennis Marble

Terry McAvoy

David Ryder

Greg Sirois

Staff

Angus Jennings, Manager

Dean Bennett, Community Dev Director (CDD)

1. Approval of February 22, 2016:

Minutes were unanimously approved

2. Committee Applications: None

3. Updates:

Subdivision Ordinance Rework Private Roads

Draft Complete and Distributed to Committee prior to meeting.

Codification – April 18th

Tentative Deadline for Return to Town Council

MRC/Fiberight Timeline Update

Tentative Timeline Distributed to Committee

4. Old Business:

A. Draft Mineral Extraction Repeal – Attorney

CDD advised Committee that the draft had been provided to the Manager for forwarding to the Town Attorney

B. Draft Home Occupation – Attorney

CDD advised Committee that the revised draft had been provided to the Manager for forwarding to the Town Attorney

C. Subdivision Ordinance Rework Private Roads

CDD briefed the Committee on the Planning Boards perspective of the draft. The Planning Board felt that the Subdivision process, as provided in the Statute, needed to be followed whether there were private or public roads proposed within the subdivision. The Planning Board asked that the draft be reworked with the changes made to address their concerns. CDD felt that he had adequately addressed their concerns in the redraft. He further stated that neither the Rework of Private Road nor the Criteria Rework had been reviewed by the Town Attorney.

Subdivision Ordinance Criteria Rework

CDD briefed the Committee on the Planning Board's perspective of the draft. The Planning Board felt that the Subdivision Criteria Guidelines were excessive and asked that they be simplified. CDD felt that he had addressed their concerns and draft was ready to go back to the Planning Board.

5. New Business:

A. David Hughes, Epstein Realty
Business Park Agreement

David Hughes of Epstein Realty reported to the Committee on the current demand or lack thereof for commercial and industrial properties in the region, indicating there was an excessive amount of empty buildings which impacted the demand for commercial and industrial lots.

He shared his observations on land pricing, presented comparisons on recent sales in neighboring parks and proposed changes to the draft Exclusive Authorization to Sell Agreement that is up for renewal.

Committee Action: Motion and Seconded to refer the draft Exclusive Authorization to Sell Agreement to the Town Council with "recommendation to approve as presented." Vote 6-0

- 6. Zoning Considerations/Discussion: None
- 7. Citizens Initiatives: None
- 8. Public Comments: None
- 9. Committee Member Comments: None
- 10. Adjourn: 7:30pm



**To: Planning and Development Committee
Angus Jennings, Town Manager**

From: Dean Bennett, Director of Community Development

Date: March 14, 2016

Subject: Flag Lots

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In accordance with the Planning and Development Committees desire to pursue the creation of land use regulations that allow for the creation of up to 2 individual lots that utilize common road frontage and a shared driveway but does not constitute a subdivision, I offer the attached for Committee's consideration.

I found the following provisions from the Town of Brunswick. I have talked with the Town Planner Jared Woolston, who then reached out to the Code Enforcement Officer. They have both confirmed that the language serves the town well and there has been no issues raised.

I hope to have an aerial map that depicts that type of development in the Town of Brunswick for the meeting on the 16th.

Rear Flag Lots

A. In Rural Districts a rear lot shall be accessed by one of the following:

1. **Access Strip:** A single rear lot may be accessed by a strip of land owned by the owner of the rear lot that has a minimum width of 25 feet and at least 25 feet on a public street. No more than two access strips shall be adjacent to one another. When there are two access strips adjacent to one another, a shared driveway shall be used and the width of each access strip may be reduced to 15 feet.
2. **Deeded Right-of-Way.** A rear lot may utilize a deeded right of way with a minimum width of 25 feet, through another parcel.

B. In Growth Districts rear lots shall be accessed by one of the following:

1. **Access Strip:** A single rear lot may be accessed by a strip of land owned by the owner of the rear lot that has a minimum width of 25 feet and at least 25 feet of frontage on a public street. This width may be reduced to 15 feet with approval of a stormwater plan by the Public Works Director. No more than two access strips shall be adjacent to one another. When there are two access strips adjacent to one another, a shared driveway shall be used and the width of each access strip may be reduced to 15 feet.
2. **Deeded Right-Of-Way:** A rear lot may utilize a deeded right-of-way with a minimum width of 25 feet, through another parcel. This width may be reduced to 15 feet with approval of a storm water plan by the Public Works Director.

C. All rear lots shall have safe access for fire, police and emergency vehicles as determined by the Fire Chief.

D. Rear lots shall not be bound by the lot width requirements of the district in which it is located.

Definitions

Front Lot Line:

That line which separates the lot from a public or private right-of-way. On corner lots, the front lot line shall be the line opposite the front of the principal building.

Rear Lot:

A lot which is located to the rear of another lot which lacks minimum road frontage required in the land use district, and access to which is either by a strip of land which is part of that lot or a deeded right-of-way over one or more of the front lots.

Private Road: An easement containing a road or driveway that serves as the principal access for more than one property.