

Planning and Development Committee  
Minutes of July 1, 2009  
7:00 PM  
Town Office

Attendees: Tom Brann  
Andre Cushing  
Matt Arnett  
Janet Hughes  
Jean Lawlis

Staff: Bob Osborne  
Dean L. Bennett  
Susan Lessard

1. Approval of June 17th Minutes

Motioned Approved by consensus.

2. Guests

None

3. Old Business

a. Re-Use Committee Update:

Mayor Arnett presented the history of the Re-Use Committee meetings to date and is seeking input and direction of Planning and Development Committee. After considerable discussion the following motions resulted:

Motion: Tom Brann

To request of the Town Council a special meeting for the purposes of discussing any legal constraints relating to the ownership of Hampden Academy.

Second: Matt Arnett

Vote: 5-0

Motion: Tom Brann

To forward to Town Council the recommendation for Council to consult with Town Attorney Russell for the purposes of seeking legal ownership of Hampden Academy.

Second: Jean Lawlis

Vote: 5-0

b. Outdoor Wood Boiler Ordinance

Based on discussions with Council Shakespeare, Town Planner Bob Osborne distributed a copy of Chapter 150 (State of Maine Outdoor Wood Boiler Regulations) and requested direction as to whether to include the provisions for commercial wood boilers into our local ordinance.

It was decided that the Outdoor Wood Boiler commercial provisions would be discussed at the next meeting scheduled for July 15<sup>th</sup>.

c. Shoreland Zoning Ordinance/Map

Council Hughes pointed out the appearance of some discrepancies between actual uses of land and mapped provisions. After discussion and explanation from Town Planner Bob Osborne, the following motion was made.

Motion: Matt Arnett

To request the Town Council forward draft map and ordinance language to the Planning Board for initiation of public process so that board could address and refine any changes necessary to map and/or text.

Second: Janet Hughes

Vote: 5-0

d. Post Construction Storm Water Ordinance'

Council Hughes presented and committee reviewed her identified outstanding/unresolved issues of the ordinance. Council Cushing suggested that dialogue with the town of Herman may be advantageous regarding possible collaboration on the provision of this ordinance and in addition, infrastructure expansion on the Coldbrook Road.

No Action Proposed.

4. New Business

a. Institutional Uses/Height Limitation Amendment

Discussion involved the recognized need for a definition of Institutional Uses. The possible development along the river (Hodgdon Composites) may necessitate a height limitation amendment in order to accommodate the development. This topic and consideration will be put forward on a future agenda.

b. Park Marketing/Development Strategy

Moved to Future Meeting

c. Junk Vehicle Ordinance

Moved to Future Meeting

d. BEAR Program

Council Brann stated the need for the Business and Retention Program in order to provide service to existing businesses, in addition mentioning the item has been funded. Council Cushing mentioned the success of the Development Review Team. Councilor Brann feels that is more beneficial to new business not existing business.

5. Public Comments:

None

6. Committee Member Comments:

None

Item Bank:

<u>Action</u>	<u>Initiated</u>	<u>Target Date</u>
TIF Discussion (Vicky Burpee) July 15 <sup>th</sup>	2008	July 09
Customary Rural Business	2009	July 09
Building Permit Section of Zoning Ordinance	2008	August 09