

Planning and Development Committee
Minutes of January 25, 2010
6:45 PM
Town Office

Attendees:	Janet Hughes	Staff:	Bob Osborne
	Bill Shakespeare		Dean L. Bennett
	Matt Arnett	Attorney:	Tom Russell
	Jean Lawlis		
	Tom Brann		
	Shannon Cox		

1. Approval of January 6, 2010 Minutes.

Councilor Cox moved approval of the minutes which was seconded by Councilor Lawlis.
Action: The Committee unanimously voted approval of the minutes.

2. New Business:

a. Applications for Reappointment

1. Richard Peer – Historic Preservation Commission
2. Andrew Nelson – Planning Board

Councilor Brann moved to forward to the Council a recommendation to approve both candidates. Councilor Cox seconded the motion.
Action: The Committee unanimously voted approval of the motion.

3. Old Business:

b. Zoning Ordinance Sign Provisions Discussion

Action: Tabled to Future Meeting

c. BEAR Program Update

Dean Bennett, Community and Economic Development Director (CEDD) gave the update. He indicated that he is currently scheduling interviews with the three preferred firms: Renaissance Planning (Bill Najpauer); Bartram and Cochran (Dick Stoltz); and Daniel J. Feeney. Tentative scheduling is for Wednesday February 17, 2010.

Mr. Bennett also discussed the marina project with explanation of progress to date and next steps. The appraisals and surveys have been completed. Environmental requirements are the next to be addressed. Appraisal results to be presented at next meeting.

a. Draft Shoreland Zoning Ordinance

The Committee discussed the four points discussed at the January 6, 2010 meeting: definition of family, structure height, forester requirement and the shoreland zoning map. The committee got an update from Mr. Osborne regarding the town ordinances that contain the term family. They are the draft shoreland zoning ordinance and zoning ordinance as defined terms and the fire prevention code ordinance, life safety code ordinance, mobilehome park ordinance, residential building code ordinance, sewer ordinance and subdivision ordinance as undefined terms. The committee will continue to work on the definition of family across the board on these ordinances.

After discussion, agreement was reached to recommend adoption of Shoreland Zoning Ordinance and Shoreland Zoning Map. The Map to show location of shoreland zones without property lines.

The Committee discussed the limitations of tax maps for purposes other than assessing. The Committee determined that the property lines should be removed from the map to remove the error that they introduce to the Shoreland Zoning Map. Attorney Russell had determined the property lines are not required in the DEP Rule Chapter 1000 and that removal of the property lines does not require the item return through the Planning Board hearing process. The Committee did not vote any changes to the text of the Shoreland Zoning Ordinance.

Councilor Brann moved to refer for public hearing the shoreland zoning ordinance draft in its current form and the map with the property lines removed. Councilor Arnett seconded the motion.

Action: The Town Council Planning and Development Committee voted 3 in favor 1 against and 2 abstentions to recommend the Draft Shoreland Zoning Ordinance and Map be set for Public Hearing.

4. Public Comments
5. Committee Member Comments

Mayor Arnett asked CEDD to provide a quick overview of upcoming issues. CEDD Bennett advised he is preparing a memo to Manager with recommendation on timeframe and steps to finalize the comprehensive planning process; BEAR interviews are slated for February 17th; Marina project draft application has been initiated and Bennett is working with assistance of Dan Higgins, Hamlin's Marine, and Mick Rogers from Maine the Bureau of Parks and Lands.

Action: Vote: To request Manager to move forward with public process of comprehensive plan utilizing CEDD.