

Planning and Development Committee
December 18, 2013
6:00 PM
Council Chambers
AGENDA

1. Approval of December 4, 2013 Minutes
2. Committee Applications
3. Updates
 - A. Zoning Ordinance
4.23.4 Excavation, Gravel Pit and Quarry
 - B. Local Timber Harvesting Provisions Draft
 - C. Business Park Proposal
4. Old Business
 - A. Status Route 202 Access
5. New Business:
6. Comprehensive Plan Implementation
 - A. Re-Zoning Priorities
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

Planning and Development Committee
December 4, 2013
6:00 PM
Conference Room
DRAFT MINUTES

Attendees:	<u>Committee</u>	<u>Staff</u>
	Tom Brann	Bob Osborne
	Bill Shakespeare	Dean Bennett
	Jean Lawlis	
	David Ryder	
	Greg Sirois	

1. **Approval of November 20, 2013 Minutes:** Approved

2. **Committee Applications** – There were no committee applications under review.

3. **Updates**
 - A. Zoning Ordinance
4.23.4 Excavation, Gravel Pit and Quarry

Town Planner suggested alternative ways to accomplish the intent of the Zoning Ordinance provisions that require a site plan of extraction operations. Committee to review Planners revisions at a future meeting.

4. **Old Business**
 - A. Executive Session pursuant to 1.M.R.S.A. §405 (6) © to discuss an Economic Development Proposal (Hampden Business Park) – Committee has not received a response from Sargent Corporation via Attorney Erik Stumpfel so discussion with Attorney Russell was postponed.

- B. Local Timber Harvesting Provisions (Adopted/Not Implemented)
Committee requested that copies of current provisions be provided to them prior to the next meeting.

Town Planner to draft amendments to Timber Harvesting provisions within Zoning Ordinance including Shoreland Zoning provisions to present to Committee at future meeting.

- C. Ammo Park Lotting Circa 1970

Peter Thornton, representing the Ammo Park presented to the Committee a site map detailing the creation of lots around existing structures that pre-dated the State Statute regarding Subdivisions.

Attorney Russell has stipulated his agreement with the Ammo Park Attorney that the creation of lots as presented is consistent with applicable Statutes/Case Law in that they pre-date subdivision requirements.

Peter Thornton indicated his intent to convey 2 lots, and due to the remaining parcel being more than 40 acres, it is Attorney Russell's opinion that Subdivision review is not required.

Committee Action:

Consistent with Attorney Russell's recommendation, the Committee motioned and seconded to forward the Site Plan provided by Peter Thornton, prepared by Oscar Emerson, to the Planning Board for determination of whether the plan requires subdivision review. Vote: 4-0.

Attorney Russell will provide his opinion to the Planning Board at time of consideration.

5. New Business: No Action

6. Comprehensive Plan Implementation

- A. Rezoning Priorities

The Town Planner presented the updated documentation that supports the roll-back of shoreland zoning regulations per the State of Maine Minimum Guidelines. The proposed zone changes include Resource Protection to Limited Residential Districting and defined locations wetlands based on actual ground surveys. These zone change initiatives and accompanying map, had been forwarded to the town council with supportive recommendation.

7. **Citizens Initiatives:** - none
8. **Public Comments** - none
9. **Committee Member Comments:** - none
10. **Adjourn**

The meeting was adjourned at 6:58 pm.