

PLANNING BOARD MINUTES

January 26, 2012

6:30 PM

CALL TO ORDER: Meeting was called to order at 6:36 pm by Tom Vanchieri.

ROLL CALL: Members present: Tom Vanchieri, Henry Hodges, Susan Dunham Shane, Craig Knight, Gretchen Heldmann, Frank Higgins, Town Manager Russell Smith. Mike Shepherd & CEO Charles Norburg have excused absences.

MINUTES: Motion to accept the minutes of December 19, 2011 as printed.
S. Dunham-Shane, Henry Hodges 2nd. All in favor.

NEW BUSINESS:

UNFINISHED BUSINESS: The Board finished reviewing the Zoning and Subdivision Ordinances. The following items were discussed.

Zoning Ordinance:

602.1, remove “not” in the last sentence, Gretchen has the wording.

Gretchen has updated the Ordinances with the December 19, 2011 meeting changes.

Susan has sent 2 emails to Bill Najpauer regarding corner lots. He did not respond, so she called the Waldoboro Office and left a voice mail message, but he has not called back yet.

Russell will email Charles Gilbert with the questions regarding right-of-way and roads.

Gretchen updated the website with minutes and will work on updating the map.

Russell will schedule the Public Hearing for February 9, 2012.

The Ordinances will then be given to the Selectmen and they will have a Public hearing on March 6, 2012. Residents will vote on the Ordinances at the Town Meeting on March 20, 2012.

There was much discussion about right-of-ways. If a land owner grants a 60’ right-of-way on their land, they would still have to own 200’ of frontage. Documents for right-of-ways should specify responsibility of road maintenance. If a lot is only 2 acres they cannot put a Public Road through it because it would make the lot nonconforming. It does not say in the ordinance that you can create a back lot by using a right-of-way. In the definitions, Frontage, Road states “The horizontal distance between the intersections of the side lot lines with the right-of-way line of any road, public or private.”

Section 902.1 – Add at the end “No access may be granted on a lot that would make that lot nonconforming as to acreage or frontage.”

Remove “church” from the definitions

Remove “Household Pets” from the definitions. Susan wanted noted in the minutes that “this will come back to haunt us.”

Add a definition for Corner Lot – “A lot that abuts two or more public or private ways. Frontage shall be defined as total aggregate frontage on all public or private ways.”

STAFF REPORTS: Russell informed the Board about the article in the Bangor Daily News that contained new I395 connector routes. There will be a meeting in Eddington on February 15th with the state on the issue. (As of right now, the state would like one person to speak for each town at the meeting.) The original Pac Members and Hal Meyers will be working with the City of Brewer. They will be meeting February 1, 2012 at 7:00 pm at the Town Office. The DOT will have a meeting the end of February or first of March after they get the results from the environmental impact study. Frank asked Russell if the Selectmen had sent a letter to the state regarding this and he said yes they have. Gretchen pointed out that the 2B2 route does not meet 4 of the 5 criteria for a new road. The contacts at the state for this project are Russell Charette and Herb Thomson. Senator Collins’s office has contacted DOT and Army Corp of Engineers with questions about the goings on for the last two years. Russell has a copy of the response from the State. Peter Lyford called Lane Construction to ask if they had heard anything about this project and they thought this might happen within three years.

Russell also showed the Board a map from the State, which shows how they will be re-aligning the intersection of Rt. 178 and Rt. 9. The Board viewed the map at the end of the meeting.

Susan attended the Appeals Meeting for the Town of Clifton and the Beckford family. This process has shown Susan that there are some gaps in our Ordinance. She will write up points on the areas to work on.

PLANNING BOARD COMMENTS:

PUBLIC ACCESS: None

NEXT MEETING: The next meeting will be Thursday, February 9, 2012.

ADJOURNMENT: Motion to adjourn at 8:02 pm.

H. Hodges/S. Dunham Shane 2nd. All in Favor.

Respectfully Submitted,

Denise M. Knowles,
Secretary