

January 30, 2017

Comprehensive Plan Committee Meeting

Members Present: Mark Blier, Mark Libby, Penny Booker, Jere Ross, Cliff Thomas

Others Present: Jeremy Redlon, Kelly Weymouth, David Redlon, Sherry Redlon, Nichole Redlon, Philip Tardie, Diana Tardie, Ellen DeCotiis, Julie Gamelson, Galen Cuning, Bob Gorham.

Several guests have attended comp plan meeting in order to understand more about how they can be active in determining what happens in their community. Most are concerned about potential development in the Village zone on Route 112 where they live.

The initial question by the Chair is whether to do a thorough update of the existing plan or work on an action plan for the goals and policies in the existing plan so that it more clearly matches the zoning ordinance. Discussion about need for updated data (14 years+) in order to understand history and plan for future in an updated plan. Discussion on accessibility of information and cost.

Question about the intent of Comprehensive Plan. It is not as detailed as the zoning ordinance. It is intended to be a broader picture to help direct the town in planning more detailed ordinances. The committee mailed a survey to residents 3 or 4 years ago and received a reply from about 10% of them. The survey contains a lot of detail on what is important to residents. The survey is available through the Code Enforcement office. Question on how we direct what we have now.

More discussion on immediate concerns of residents in 112 Village area. Letters have been sent to them with a date for next meeting. There is a moratorium in place and residents are interested in understanding what their options are to effect a zoning change. Minimizing square feet versus eliminating specific types of businesses was discussed. Most are not against a small home occupation type business in their area. Boards and Committees cannot make changes. They can make recommendations to public to be voted upon by the public. Since any change is likely to affect all Village areas, consider what kind of change (such as square feet size vs type of business) may be more likely to pass for the whole town. Working on changes to design standards also. Make comments and requests in writing so that it becomes part of permanent record with selectmen or planning board. Also, if concern is affecting many, try to get a large group together to lobby for change.

Discussion on land use and size of lots in town, 2 acre up to 5 acre. Open space important but at what cost to homeowner or other taxpayers? How can we tell a landowner what he can do with his land without crossing the line into eminent domain? Cluster subdivision encouraged but open land belongs to homeowners in subdivision. Suggested easements to access land.

Suggested impact fees on big developments to put aside for purchase of open space. Do something similar to tree farms. How else to preserve open space without losing tax revenue?

Decision to review Chapters 11 and 12 for next meeting rather than updating whole plan with new stats. Will gather stats if necessary as we go through the goals and policies. Many stats on population, housing, traffic, land use, soil types, wildlife, etc. Get copy of Standish plan and try to get other plans for comparison.

Several guests interested in becoming members of Comp Plan Committee. How often do we want to meet? Ask Krystal to prepare extra copies of 2003 Plan for potential new members.

Date for next meeting set as Monday, February 13 at 6:30. However, hoping to change it to next Monday, February 6 since 2 members have a planning board meeting on 13th.