

April 3, 2017

## Comprehensive Plan Committee

Members present: Mark Blier, Cliff Thomas, Jeremiah K. Ross, Mark Libby

Attendees: Rich Streeter, Matt Albrecht, Bob Gorham, Galen Cunning, Miriam Rubin, Henry Huntley

Cliff asked about outcome of "Village" meetings; Mark Blier indicated Town will address changes through ordinances at Town Meeting.

## Chapter 5-Land Use

### Village Zone

Discussed changes to Land Use table, starting with how to even characterize Village zone, in terms of permitted commercial enterprises and their impacts. Some voiced support for small businesses like coffee shops. Village residents might object to certain other permitted uses:

- childcare centers and associated traffic
- auto body shop and associated noise. Noise ordinance doesn't help except with long term sustained noises.

### Rural zone

Group supports maintaining 5 acre minimum lot size.

Discussion regarding appropriateness of cluster subdivisions in Rural Zone since some felt that higher density near the road may not maintain rural character. Is it possible/practical to require site-specific design to try to establish open space adjacent to road, cluster development away from road to avoid the appearance of density in rural areas?

Possibility of requiring cluster and subdivision developers to allow access to open space areas. Potential conflicts over parking with homeowners.

### Residential/Village

Discussion of possible changes to zoning laws which would allow a developer to concentrate residential development on smaller lots in exchange for a sum dedicated to a purchasing open space.

"Increased density fee" would fund purchase of land to be used for recreation or promoting other activities (e.g. leasing for agriculture, creation of contiguous parcels of land for habitat) that would allow development and also maintain overall rural character of the town. Could be impractical if town vote is required for land purchase.

Need to determine if the town could create an entity, for example a town open space committee, to purchase land without a town wide vote. Possibility of creating a land trust that would work with town on this issue. Saco, Scarborough, other nearby towns all have land trusts. Support organizations were mentioned that help towns get started with land trusts.

Briefly discussed potential use of tax acquired property to provide reduced priced housing for police officers or other positions that are difficult to fill. (Note: Difficulty of attracting and keeping police officers was discussed at previous meeting.)

Survey of group opinions:

1. Allow cluster in rural designation? 5 said no, 5 said possibly, with new requirements.

2. Allow higher density in residential and village for a fee dedicated to open space elsewhere in town? 9 in favor, 1 against.

The town newsletter idea has been tabled for the year. Will apply for a grant in 2018.

Next Meeting: April 17

Agenda Items:

Galen will invite land trust experts to speak before group

Review the land use table.

Density.