

Comprehensive Plan Committee Meeting

January 15, 2018

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

Others present: Galen Cummings, Henry Huntley, Rich Streeter, Miriam Rubin

Town Land off Depot Street: Some support from selectmen to swap house lot on Towle Street with land that would help connect Depot Street and town owned land-locked property. Per Mark, would probably need about \$10,000 in this year's budget to accomplish swap; legal, etc.

Revise Lot Sizes: Further discussion on smaller residential lots, impact fees in rural. Existing lots would be grandfathered.

Offer tax break to working farmland comparable to woodland. Buy conservation easements.

Eliminate all types of subdivisions in rural and keep the 5 acre lot can be sold every 5 years rule. Would be difficult for owners, would take a lifetime to get a return on property.

Goal to build away from road, site line. Tweak design standards for cluster and conventional for placement of buildings on property. Also for single family. How would single family be handled - through code enforcement, planning board, board of appeals? Target areas would be view corridors. Consider contacting well known landowners who would be sympathetic to this idea and would be willing to set the example.

Rural land for parks: work on Depot Street, consider impact fee for purchase of targeted block of land throughout town, better plan to take care of, and encourage use of, existing parks. Once a year, hold an event at each park to make residents more aware of them. Talk to Saco River Corridor and Brookfield about support for Pleasant Point.

Next meeting: January 29, 2018

Agenda: Discuss Depot Street Land

- Look at Design Standard Setbacks

- Look at Rural/Residential

- Discuss Town land on Rt. 22 (and others) to sell for funds for more desirable pieces.