

April 17, 2017

COMPREHENSIVE PLAN COMMITTEE

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

Attendees: Rich Streeter, Galen Cuning, Miriam Rubin, Henry Huntley

Continued discussion on Land Use, particularly to consider high density housing in Village and Residential zones with a fee to be designated to purchasing open space. Increasing density in these two zones may help to focus growth in those areas and relieve pressure for growth in rural areas. Make conditions on how high density will be designed? Would be for new developments only. Existing would not be able to divide further. Selectmen have a concern about lawsuits as idea was presented to them.

Open space may be available to all residents for recreation or rented to farmers or both.

A builder may pay a flat fee, or make a donation to an open space fund, or set property aside for open space, e.g. Perhaps a tax write off for donation of land or easement rights. Any land controlled by the town will have to be monitored by a town employee for compliance. Funds received this way would be designated for land, not schools, fire, police, etc.

Important to purchase land before real pressure begins in order to purchase at a better price.

Discussion on cluster development in rural zone. Keep clusters to maintain more contiguous open space? Put conditions on them? May need to be case by case basis based on topography and landowner rights. Incentivize? Keep clusters but no fees. Need more discussion on rural. Review Open Space Subdivision Ordinance Model from Kennebec Valley Council of Governments 2009.

Next Meeting: Monday, May 1, 2017 at 6:30

Galen will invite someone from Maine Farmland Trust (?) to make a presentation at next meeting.

Read Kennebec Ordinance for discussion at next meeting.