

Planning Board Minutes  
Wednesday, 16, February 2011  
Mallett Hall  
7:00 PM

Members present: Ron Hodsdon, Joan Mueller, Liza Nichols, John Bowdren, alternate Will Johnston

Members absent: Eric Dube, alternate Matt St. Cyr, planner Tony Dater

Guests: Madeleine Christopher, Karen Rollins, Steve Littlefield

1. Call to Order: at 7:03 by the Chair

2. Secretary's Report: P.2, #6 Other, 9<sup>th</sup> sentence, spelling of *qualify* corrected. On a motion by Hutch, seconded by Joan, the minutes were so moved and accepted.

3. Old Business: None

4. New Business: None

5. Discussion: Budget

Will asked what Tony's hourly wage is? The thought was that it is \$30/hr. plus mileage. Liza will check while she is digging up 2010's figures that she didn't have with her and bring them to the March meeting. Hutch is scheduled to present the PB budget to the Selectmen on April 4 and to the Budget Committee on April 13.

6. Other: Steve Littlefield explained that his daughter is refinancing her property next door and he would like to give her an additional six feet along the Brown Rd. in order to round her lot to three acres. There is ample road frontage and so the Board had no problem with the swap. John Mann will be repositioning the pin and registering the change. Steve said he would have him mail us a notice when change is registered in the Registry of Deeds for the Sarah and Ron Hill Subdivision file.

Madeleine Christopher asked if the PB was giving any thought to backlots in their ordinance review? Her concern centered around having to put in roads that didn't fit with a rural look. There was some discussion about what other towns did, what happens to people's taxes when land becomes developable.

5. Discussion again: Ordinance Review

It was decided to table discussion of Will's email (Feb.10) of performance guarantees suggestions until next month so Tony could weigh in.

There was a lot of discussion on the datedness of our ordinances. Homework for the group is to look at Casco, Turner and North Yarmouth's ordinances which have been updated.

Turning to the Wireless Tel. Ord., specifically regarding performance guarantees, Sections 4.25 and 4.26, the group bandied about ideas for removal costs and allowing for adequate funds many years down the road. Some were:

*a minimum of 150% of the estimated cost of demolition instead of the current "in the amount of 150%"*

*the PB may require a greater % based on...something that would allow for the hiring of an independent engineer; perhaps ...based on a cost determined by an independent Registered Engineer*

*such cost may be determined...*

Joan expressed that she would like a strict standard rather than a **may** require with the ability for the PB to waive it should it so decide.

Ordinance review discussion generally ground to a halt and it was agreed that the Board was getting bogged down in minutiae. It was decided that the Board needed to use Tony more as a resource. Hutch and Liza will meet to come up with a list of ten or so things in the Wireless Ord. for Tony to focus on and give us examples of that the Board could then discuss and decide on rather than trying to reinvent the wheel line by line.

Eric's resignation (see attached) – Hutch wants to talk with him before accepting it. Eric also needs to submit his resignation to the Selectmen.

7. March Agenda: No New or Old Business

Discussion: Budget, Tony's report(s), Ordinance Review

8. Adjournment: at 9:05 PM, approved and accepted by all.

Respectively submitted,



Liza Nichols, Secretary