

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

Members present: Ron Hodsdon, Liza Nichols, John Bowdren, alternate Matt St. Cyr,
alternate Will Johnston

Members absent: Joan Mueller, planner Tony Dater

1. Call to Order: at 7:05 by the Chair

2. Secretary's Report: on a motion by Hutch, seconded by John, the February minutes
were so moved and accepted as presented.

Hutch made a motion that Matt and Will be made full voting members for the evening.
John seconded. So moved and accepted.

3. Old Business: None

4. New Business: None

5. Discussion: July 2011 – June 2012 Budget

There was much discussion as to how much we will be using Tony's services going
forward for rewriting the Wireless Tel. Ord. and subsequently tackling the rest of the
Land Use Ords. once GPCOG has finished with the reformatting. We need to come up
with a construction plan – keep reworking the ordinances as they are or abandoning
them and starting anew?

Hutch reiterated that GPCOG in addition to reformatting would be making no changes,
but would be making suggestions.

After more discussion the Board worked up the following proposed budget:

Expenses – Attorney Fees	\$500
Planner	4000
Training	200
Code Books	550
Total	\$5250

Revenues – Subdivision Fees	\$300
Site Plan Fees	100
Other Ord. Fees	1000 (projected AT&T wireless co-location)
Total	\$1400

With revenues subtracted from expenses the Board will request \$3850 from taxation.

On a motion by Will, seconded by Matt, the Board adopted the budget as proposed. Hutch will present it to the Selectmen on April 4 and to the Budget Committee on April 13.

Ordinance changes that were suggested –

- fees should be removed from the Land Use Codes and in turn be referenced as listed in a fee schedule maintained by the Selectmen.
- Add an Abutter definition that includes footage from the perimeter of the property in question and remove the individual mentions in Site Plan, Subdivision, Wireless etc. (As example see North Yarmouth Ord., Article XII, Definitions)

Discussion turned to the inconsistent application/enforcement of our ordinances, specifically regarding the veterinary clinic on Hallowell Rd. and new canopy at the Short Stop, both of which the Board felt should have been subject to Site Plan review. The CEO makes the call, no consultation, so how is the Board to know of these projects? It also gives the impression that known entities get a pass while newcomers get put through the ringer.

This led to discussion of the appearance of the new sign at the Short Stop and what is in the ordinances. We could not find much. Will said that Casco does not allow signage that is lit from within, only outside lighting, and said it has made a huge difference.

Will mentioned that he will be unable to continue on the Board when his term ends because of family conflicts. There is some confusion as to when that is; Liza has been trying to track down the particulars on all the PB members – when they were appointed, whose term they were fulfilling etc. The town's current list has most all terms ending 4/01/11! By law terms must be staggered and the Selectmen have to take into account the duration of a previous term being filled when appointing new members. The new Deputy Clerk, Kim Best, has been working on this as well. Liza hopes to have something more definitive by next meeting.

Matt is in line to take Eric's slot as a full member; he should probably contact the Selectmen about appointment if they don't contact him.

7. April Agenda: No Old or New Business (AT&T has contacted PB about obtaining a co-location application so there is a possibility of New Business)

Discussion: Tony's Reports and Ordinance Review

8. Adjournment: at 8:25, motioned, seconded, moved and accepted.

Respectively submitted,



Liza Nichols, Secretary