

Planning Board Public Hearing Minutes – Road and Zoning Ordinances  
Wednesday, 14, May 2014  
Mallett Hall  
6:00 PM

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

Guests: Ann-Marie Schechtman, Sherry Dietrich, John Green, Nicole and Greg Carter

The Chair called the meeting to order at 6:04

Article 8, Public and Private Road Ordinance

Hutch explained that the town didn't have a road ordinance; specifications are currently in the Subdivision Ord. The Board's intent is to make the requirements clearer and easier to use; not all public and/or private road applications are solely under Subdivision. The purpose of the ordinance is to have standards and design so that roads are safe to travel. The CEO and RC will oversee construction and permitting; the PB will conduct site review plans.

Sherry asked about road naming (Section 5. F.) and whether there is a fee. There ~~is~~ a fee schedule <sup>5/21/14</sup> shows there is a fee for a pole and sign that the town obtains for the applicant. Liza will see that a note is added to the Road Ord.

There was a question about what exactly defines a road. Hutch pointed to the table and drawings in the ordinance that shows the different roads and their requirements. There is a separate ordinance for driveways.

There ensued discussion about abandoned roads that may be the sole access to land in an adjacent town. A road would have to be built. Specifically the Carters were talking about what they believe is an old town road crossing Allen at the end of Elmwood where the Curry's have their wood yard. The Board and Sherry said there never was a town road there; the Carters disagreed saying that Freeport records indicate otherwise and that records were in a fire. Also that it is a range road; Sherry said there are no ranges beyond Lawrence Rd., that the area is a squadron.

Back to the Road Ord., Hutch explained that waivers can come from the PB and variances from the BOA. It is likely that a performance bond will be required for roads serving multiple buildings.

Some typos and adjustments were pointed out that Liza will see to.

It was noted in the table that minor dead-end streets require more gravel than collector or minor streets; Hutch said that the specifications were written at different times. Liza will check with the RC.

Also, private roads are not required to be paved.

Article 3, Zoning Ordinance:

There was discussion about detached accessory dwellings. John read the definition that will be in Article 2, Definitions. John Green wondered whether 625 sq.' was too small and suggested there may be state minimum area requirements. Liza will check with the CEO.

Going through the ordinance there were some typos and changes Liza will see to. Hutch relayed his discussion with the town attorney regarding Sections 7 & 8, Permitted Uses and mobile home parks. "and pursuant to 30-A M.R.S.A. 4353" will be removed from both sections and *Mobile Home Parks 30-A M.R.S.A. 4353* added to Special Exceptions.

We briefly touched on the changes made to Section 12 signs.

The hearing adjourned at 7:25 PM

Respectively submitted,



Liza Nichols, Secretary