

Planning Board Minutes
Wednesday, 16, May 2012
Mallett Hall
7:00 PM

Members present: Ron Hodsdon, Joan Mueller, Liza Nichols, John Bowdren, Matt St. Cyr, alternate Matt Chipman, planner Tony Dater

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

Hutch took a moment to introduce the Board's new alternate Matt Chipman to everyone.

2. Secretary's Report: there was some catching up to do on meeting minutes –
March 21 meeting, motion to approve by Matt St.C., seconded by John
April 3 workshop, motion by John, seconded by Hutch
April 17 workshop, motion by Joan, seconded by Hutch
April 18 meeting, motion by Hutch, seconded by Joan
May 1 workshop, motion by Joan, seconded by John
May 15 workshop, motion by Hutch, seconded by Joan

All minutes were so moved and accepted as presented.

3. Old Business: None

4. New Business: None

5. Discussion: the first order of business was to elect officers for the year. Joan nominated Hutch as Chair; Liza nominated Joan as Vice-Chair; Hutch nominated Liza as Secretary. John seconded all nominations which were subsequently so moved and accepted.

Ordinance Review – Tony's Reports

Tony presented the group with many definitions of "utilities" and "public utilities" from several sources including state statute, all pretty similar (see attached). State Statute MRSA title 34-A excludes mobile telecommunications services, and the MPUC said there is little in the way of regulation for wireless tel. in the state, but Tony said he felt that towns could consider them as such if they so choose. He will look at how other towns address public utilities.

Tony also gave us information on power line heights according to CMP and the National Safety Code (attached). He has not gotten a response from CMP about costs of overhead lines versus underground.

We then turned our attention to Section 11, Site Plan Review, D. Criteria and Standards, 11. Industrial and Commercial Environmental Performance Standards. We discussed definitions for Industrial, Business, Commercial and Professional. Industrial

refers to the making or manufacturing of something (how it appears in the Definitions section seems fine); Commercial the buying and selling of something. We didn't get into professional and thought that manufacturing needs a bit of defining.

Some tentative changes we made to Section 11, D.11 are:

11a. The following industrial...Because residential uses may also be located in a zone where industrial and commercial use are ~~permitted~~ **allowed**, specifications are designed to

11b.2. Noise. The volume of sound... shall not exceed 60 (**replaced by state levels**) decibels at.... Liza is tasked to find out what those levels are.

And finally, it would seem that there is no minimum pressure for private wells (more attached) though the State Plumbing Code addresses inadequate pressure and requires pumps or tanks to boost it above 15 psi. 15 psi is not very much pressure but we thought it probably enough to prevent back pressure and bacterial growth.

Regarding Section 11, D., 10. Utilities b.1 Tony suggested the town could reference the Plumbing Code in the Land Use Ords. regarding an adequate supply of water:


10. b. 1. Emphasis shall be... and maintain an adequate supply of potable water at sufficient pressure **in accordance with the State Plumbing Code**.

6. Other: the next two ordinance workshops are Tuesdays, 5 & 19, May, 8:00 AM in the old Selectmen's Office at Mallett.

7. June 20, Agenda: Tony's reports and continue with the Ordinance Review.

8. Adjournment: at 8:55 PM

Respectively submitted,



Liza Nichols, Secretary