

Planning Board Minutes
Wednesday 18, May 2011
Mallett Hall
7:00 PM

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

Members absent: Matt St. Cyr

Guests: Selectman Jon Morris

1. Call to order: at 7:07 by the Chair

2. Secretary's Report: On a motion by Hutch, seconded by Joan, the April minutes were so moved and accepted as presented.

3. Old Business: None

4. New Business: None

5. Discussion: Hutch reported that the Selectmen have recommended an additional \$3000 to our next year's budget for attorney's fees. This is because the revamped codes book will need to be run by the town attorney before it is brought to the town for vote in 2012.

Hutch reported that he had not yet spoken with Bob Gashlin regarding the dish on the cell tower.

Tony went through the sample Land Use and Space & Dimension Tables he had worked up for us (see attached). He used the same format as in the Shoreland Zoning Ord. and shows a spectrum of ways to approach ordinance tables. There was some discussion about details, consistency and usage and the Board needs to review them for corrections and tweaking. It was agreed that the tables will go well towards the ease of use of the newly reformatted ordinances and should be inserted either at the beginning or end of the pertinent ordinance.

Ordinance application: Hutch and others explained to Jon our frustrations with the present lack of communication with the CEO, finding out about events in town after the fact that perhaps the Board ought to have known about and weighed in on. Hutch said that he had a conversation with Craig who said he would try and keep us better informed. Tony suggested that the Site Plan Ord. be amended with language that specifically puts the PB in the loop and said he would work up something for us to look at next meeting. Jon suggested that the CEO give us a synopsis, a weekly update, of

what has come before him that would be of interest to the Board. He will speak with Craig and ask that the update be emailed to the Secretary.

There was a brief discussion of the current status of the Cell Tower relative to a potential Fire & Rescue antenna added to it. Jon requested that Liza get him a list of dates around the Board's approval and the conditions set. He further requested that we send the Selectmen our minutes going forward.

The PB has been asked to review the Zoning, Subdivision and Site Plan Ordinances in the codes book draft worked up by GPCOG for format and content. We will continue with our revamp of the Wireless Tel. Ord. as well. It was decided that at each meeting we ought to tackle a small manageable amount of formatting and content review. Joan and John will take sections 1-4 of the Zoning Ord. and Hutch and Liza will focus on sections 5-9 for our next meeting. We also need to settle what we think about rolling the Subdivision Ord. in with the Zoning as GPCOG suggested be done with the Site Plan Ord.

Hutch said that in looking over the Wireless Tel. Ord. he can find no mechanism for those that want to co-locate on an existing tower though we have an application for such. There are references for those that wish to co-locate (p.208, Section 4 and p.213, Section 5) but nothing that specifically says that a co-locator has to come to the PB. Members are asked to work up some suggested amendments for next meeting.

6. Other: Report on the GIS meeting with Judy Colby-George of Spatial Alternatives. Liza gave members copies of a DVD Judy had given the Board so that they can become familiar with the ARC Reader program and the information she has on it for the town. There are all sorts of data that can be layered on maps showing features that the Board should find of use in its reviews. We cannot add or change any of the information, and thus do no damage, but Judy said to please call with any questions or errors we see or things we would like added.... She said that information for the tax maps will be updated yearly and so others adjustments could be made then as well.

7. June Agenda: Tony's report(s) and amendment draft
Ord. Review – formatting and content
Wireless Tel. amendment

8. Adjournment: at 8:48 PM, motioned, seconded, moved and accepted.

Respectively submitted,



Liza Nichols, Secretary