

Planning Board Minutes
Wednesday, 20, June 2012
Mallett Hall
7:00 PM

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

Members absent: alternate Matt Chipman

1. Call to Order: at 7:10 by Joan, Vice Chair, as Hutch had not yet arrived.
2. Secretary's Report: on motions by Joan, seconded by Matt, the minutes of the May 16 meeting, June 5 workshop and June 16 workshop were all so moved and accepted.
19 7/18/12
3. Old Business: None
4. New Business: None
5. Discussion: There was a quick discussion about the agencies and statutes mentioned in 11.D.11 Industrial and Commercial Environmental Performance Standards that the Board would like Tony to check on.

Tony presented his findings on surrounding Towns' definitions for manufacturing and public utilities (see attached). He felt that Kennebunk's Manufacturing and Casco's Public Utilities were both clear and concise.

A satisfactory Business and Professional definition continues to elude the Board. Tony suggested looking in Wikipedia. We decided to add the caveat "such as but not limited to" to what we have and move on:

Business and Professional Use: Establishments primarily engaged in rendering services on a fee or contract basis such as, *but not limited to*, advertising and mailing; building maintenance, employment services; research, or the office of a member of a recognized profession maintained for the conduct of that profession.

At Joan's suggestion we changed the title of 11.D.11 to include business and professional: *Performance Standards for Industrial, Commercial, Business and Professional Use*.

Following that we adjusted the wording of 11.a.:

11.a. The following ~~industrial and commercial~~ performance standards are designed to control industrial, commercial, *business and professional* uses in Pownal so that potential nuisances may be assessed factually and objectively and the community protected from hazards and nuisances. Because residential uses may also be located

in a zone where ~~industrial and commercial~~ *these* uses are allowed, specifications are designed to result in a nuisance-free performance.

Moving on to Section 14, Floodplain – we adopted an updated floodplain plan and need to find out when that was. Possibly in Sept. 2008

Section 15, Height Restrictions – *and communication towers* was added to the list of exceptions.

There arose discussion on the need for a wind-power/generator ordinance, not necessarily because of possible commercial operations in town, but because of the likelihood of homeowners looking to put them up and the noise neighbors might object to. Tony said he would see what information he could dig up. He will also see about the status of the Floodplain map update.

Section 16, Siting Requirements for Single-Wide Manufactured Housing and Section 17, Safety Standards for Mobile Homes – GPCOG has several questions regarding Section 17 and suggests removing this from the Zoning Ord. and creating a Mobile Home Ord. Jerry said he would look into how Brunswick handles the issue as it has mobile home parks. Homework for the group is to look for definitions.

6. Other: The Board's next two workshops are Tuesday, July 10 and 24 at 8:00 AM, Mallett Hall.

7. July Agenda: Tony's Reports, Ordinance Review

8. Adjournment: 8:45 PM

Respectively submitted,



Liza Nichols, Secretary