

Planning Board - Public Hearing on Town Centers Ordinance
January 8, 2018 at 6:15 PM, Town Office Meeting Room

MINUTES

Planning Board Members Present:

Chair Janice Harmen
Jennifer Whyte
Bill Schoppe
Jennifer West - Alternate
Isabel Jackson - Alternate
Peter Coombs
Excused: Gil Rivera

Town Centers Working Committee Members Present:

Tom Tutor
William Boardman - CEO
Janet Anderson - Town Manager
Janice Harmen
Archibald Gillies

Others Present:

Roger Burke
John Hossack
Lucille Tigges
Maggy Willcox
Mark Umbach
Michael Clayton
Eric Tierney

Chair Harmen called the Public Hearing to order at 6:15 PM, and a quorum of the Planning Board was established. The purpose of this Public Hearing is to review and discuss the Ordinance Draft #6 for Town Centers Districts. Chair Harmen reviewed the rules for Public Hearing. She then turned the meeting over to Tom Tutor, member of the Town Centers Working Committee.

Tom Tutor presented a brief overview of the newly revised draft, pointing out that the most significant change from Draft #5 to Draft #6 is the removal of the two up island town centers districts which was done in response to public input at the previous hearings. The other significant change is that the shoreland protection and resource protection areas are excluded from the Town Centers Districts and the maps have been redrawn to show same. As some lots have only been partially included in the Town Centers District, the question of where the line is when looking at the map was raised. Tom answered by stating that what is on the ground is how it will be determined. There will need to be site reviews for any areas or lines in question. He also noted that the draft reads "If any conflict between the Protection District Map and the text of this chapter arises, the text shall control. If a lot is located in more than one zoning district, it shall be governed by the standards of the zoning district in which the greater portion of the lot that is suitable for development lies.....".

Chair Harmen read from and entered into the record the following:

Email dated 11/28/17 from Neil Hoffman
Letter dated 12/29/17 from Neil and Nancy Hoffman

Terry Cowan asked about the quality of the maps and pointed out that it is difficult to discern the areas outlined on the Protection District Map. **Tom Tutor** said that the Town is working on redoing this map as the floodplain has to be redone as well and he hopes the quality will be much improved.

Michael Clayton expressed his concern that more studies should be done to look at the infrastructure in his area. He said that his water is “no good” and if he feels the town will “clog up the area” with sewers and make the water situation worse if they go forward with Town Centers. Tom Tutor said that the distance required between septic and well will actually be doubled in the Town Centers area, from 100' to 200'. He also said that there are pretreatment systems available if a septic cannot be put on a lot.

Terry Cowan said that the lower half of the island is closed to shellfish harvesting and he feels that means there are septic releasing coliform onto the shores and he feels with greater density, this problem could be worsened. **Bill Boardman** said that overboard discharge is now gone and that the Town monitors and checks the DHWWTF on a regular basis. There was discussion and questions regarding how often DMR comes out to study the situation. **Mark Umbach** said that he has an aqua farm and that DMR has not tested in a number of years as they are totally out of funds.

Terry Cowan made the final point that he feels the Planning Board should make a public determination that the Town Centers proposed ordinance makes sense in an ordinance or planning perspective, and that it is in compliance with the Comprehensive Plan.

The Public Hearing adjourned at 7:05 PM.

Respectfully submitted,

Peggy Pike

Attachment