

MINUTES
Comprehensive Plan Review Committee
December 3, 2013
M.L. Day Library

Committee Members Attending: Donna Der Kinderen, Shawn Hayes, Simone Boissonneault, Tom Danylik, Dot Gregoire, and Phillip Printz.

Other Attendees: Tad Redway, Town Planner

1. **CALL TO ORDER:** Meeting was called to order by Chair Der Kinderen at 7:10 PM
2. **APPROVAL OF THE AGENDA:** Mrs. Boissonneault made the motion to approve the agenda, seconded by Mr. Hayes. Motion carried unanimously.
3. **APPROVAL OF MINUTES:** Minutes of October 29th postponed. The minutes of the November 14, 2013 meeting were prepared and submitted by the Planning Board.
4. **OLD BUSINESS:**

a. Review results of meeting with Planning Board re mixed-use districts M1 – M5.

The Committee discussed the outcome of the joint meeting with the Planning Board regarding the CPRC's proposed amendments and revisions to the Comprehensive Plan. The Planning Board was initially expecting greater detail in the proposed Comp Plan amendments that would aid the development of the Board's proposed zoning ordinance revisions. However after considerable discussion and examination of previous Comprehensive Plans, the Planning Board concurred with the Committee approach to examine land uses comprehensively, while the Board would implement goals and objectives in a detailed approach.

b. Discuss strategy/timeline for meeting with Planning Board and land owners in mixed-use districts M1 – M5.

The Comprehensive Plan Committee and the Planning Board agreed that the proposed Land Use Ordinance re-write and the complete Comprehensive Plan update can not be completed by the June Town meeting. As such both bodies agreed that the following goals could be achieved by the June deadline:

1. Meetings with property owners in the M1-M5 districts should be jointly attended by the Comprehensive Plan Committee and the Planning Board.
2. The Planning Board should propose a revision of the Land Use Ordinance to Town Meeting that includes regulations for the M1-M5 districts, but not for residential districts.
3. The Town Planner shall provide a definition of a mixed use district for both committees to employ in their respective documents.

Mr. Hayes proposed that an indoor gun range be included in the lists of permitted uses in one of the districts.

5. New business

a. Discuss current uses/permitted & conditional uses in R4/Route 111 corridor and consideration of that corridor as Mixed Use District 6.

The Committee discussed the merits and disadvantages of rezoning all or portions of the Route 111 corridor from the CMP power lines to the Lyman Town line. Mrs. Der Kinderen presented a map illustrating all of the parcels that currently are in non-residential use including agriculture, retail, manufacturing (Kate's Butter), and financial service. She noted that the R4 district was not a residential district as many residents presume, but a mixed use district as varied and vibrant as other mixed use districts elsewhere in Town.

Mrs. Gregoire noted that although the Rte 111 corridor was a mixed use district currently, it was a low-intensity economic zone and underutilized as a commercial center and a municipal tax revenue source given the amount of untapped commuting traffic that passes through the corridor on a daily basis. Mrs. Gregoire and Mr. Printz questioned whether the land use ordinance discouraged more intensive economic development in the corridor.

The Committee discussed the matter at great length and determined that a more thorough examination of site constraints and business opportunity was in order and would be deferred until the next meeting. Mrs. Der Kinderen recommended that all members examine the Table of permitted land uses in the R-4 district in preparation for the next meeting.

Items 5.b and 5.c. would be deferred until the next meeting as well.

5. Setting Meeting and Agenda

The next meeting was scheduled for January 7, 2014.

ADJOURN: Mr. Hayes made the motion to adjourn at 9:20 seconded by Mr. Printz. Motion carried unanimously.

I hereby assert that the preceding minutes was an accurate and faithful account of proceedings at the December 3, 2013 meeting of the Arundel Comprehensive Plan Update Committee.

Tad Redway, *Secretary Pro Temp*

a.