

Arundel Planning Board Agenda
Zoning Workshop Draft Minutes
March 2, 2017 7:00 pm
Code Enforcement Office 468 Limerick Road

Board Attendees: Rich Ganong, Chip Bassett, Marty Cain, Jamie Lowery Tom McGinn, and Tad Redway, *Town Planner*

Call to Order: Chair Ganong called the meeting to order at 7:07 pm.

I. AMENDMENTS TO LAND USE ORDINANCE

Item 1: Elimination of the NRC District

The Planner reminded the Board that the approved 2016 Comprehensive Plan Committee update recommended the elimination of the Natural Resource Conservation district, due to the districts unnecessary duplication of restrictions and standards imposed by overlaying Shoreland zoning regulations.

MOTION: Mr. Bassett moved and Mr. Lowery seconded the motion to remove the Natural Resources Conservation District from the Land Use Ordinance and the Official Land Use Map.

VOTE: Unanimous in favor

Item 2: Review existing Shoreland Zoning: Definitions and District classifications

Based on the Planner's proposed Shoreland Zoning revision #1 dated January 3, 2017, the Planning Board evaluated recent changes to the State minimum Shoreland Zoning regulations and the goals of the community. Chair Ganong recommended meeting the minimum state standards.

Mr. Redway explained that many of the eligible streams in Town had been omitted from the Stream Protection District on the Official Land Use Map and that error would have to be rectified. Mr. Lowery stated that if more streams were to be so designated, the Town could reduce the district size from the current 100 feet to the state minimum of 75 feet.

MOTION: Mr. Bassett moved and Mr. Cain seconded the motion that LUO § 8.2.2 be amended to reduce the horizontal setback in the Stream Protection District from 100 to 75 feet.

VOTE: Unanimous in favor.

Considerable discussion ensued regarding the definition of a "Resource Wetland" used as a classification in LUO § 8.2.1.3. While the Board liked its original program of regulating wetlands based on their relative value, the 2001 DEC Maine Natural Areas Map used for reference is 17 years old and the Board desires a more simplified methodology.

MOTION: Mr. McGinn moved and Mr. Bassett seconded the motion that LUO § 8.2.1.3 be amended to replace the reference of "Resource Wetlands" and "Shoreland Wetlands" with the DEP term "Freshwater Wetland".

VOTE: Unanimous in favor.

The Board was concerned that valuable wetlands less than 10 acres in area would be left unregulated by the proposed changes and therefore a smaller regulated area for wetlands between 2 and 10 acres was debated.

MOTION: Mr. Bassett moved and Mr. McGinn seconded the motion to amend LUO § 8.2.2 as follows:

8.2.2 Seventy-five (75) feet, horizontal distance, of:

1. The normal high-water line of a stream, as defined in LUO §2.2;
2. Inland wetlands of two (2) or more contiguous acres.

VOTE: Unanimous in favor.

MOTION: Mr. Bassett moved and Mr. McGinn seconded the motion to delete the phase "...as determined by the Arundel Historic Committee" from the text of LUO § 8.5.1.6.

VOTE: Unanimous in favor.

Item 3: Discussion with Action: Proposed Farm Retail Performance Standards LUO 11.3.21
The Chair postponed this item to March 9, 2017.

Adjourn: **MOTION:** Mr. Ganong moved and Mr. Cain seconded the motion to adjourn the meeting at 9:35 pm.

VOTE: Unanimous in favor.

I hereby attest the preceding is a true and accurate account of the Arundel Planning Board Meeting of March 2, 2017.



Tad Redway
Secretary Pro Temp