

At its November 6, 2012 meeting the Planning Board, acting as the Town's designated Municipal Reviewing Authority, held a public hearing on proposed amendments to the Zoning and Site Plan Review Ordinance relative to allowing drive-through and carry-out restaurants in the Mixed Use Cluster Zoning District.

No public comment was received at the public hearing.

Becca Casey inquired as to the geographical scope of the amendment and it was verified that the proposed amendment would affect all property along Gray Road between the Turnpike Spur interchange and the City of Portland.

Jay Chace noted that LPAC has been conducting citizen surveys over the past few months in an effort to gauge citizen input on land use issues along the Route 100 corridor. Mr. Chace questioned the timing of this ordinance amendment in light of the fact that the Town is getting ready to adopt a revised comprehensive plan reflecting an updated vision for this area.

Becca Casey stated that she is the Planning Board liaison to LPAC and that the future land use chapter of the draft comprehensive plan has not been developed yet. The target is to finish the draft in the next few months. Ms. Casey said she cannot speak on behalf of LPAC but that she believes the general consensus seems to be that people want to see a strong mix of businesses along Route 100. She does not believe this ordinance amendment necessarily runs counter to this vision and noted that there is already a drive-through Dunkin' Donuts across the street.

Bill Lunt believes the Council should approve this amendment post-haste. He said there is an existing drive through on the other side of Gray Road and the Town is trying to promote business. He would not feel comfortable basing his decision tonight on a comprehensive plan re-write that has not been approved yet. He would like to see the Planning Board recommend to the Council that they pass the item.

Motion by Becca Casey, seconded by Kermit Stanley, to recommend that the Town Council approve the proposed ordinance amendment as drafted.

The motion passed 4-1 (Chace).