

Amanda Stearns

From: Ethan Croce
Sent: Saturday, December 07, 2013 2:34 PM
To: Amanda Stearns; Nathan Poore; Melissa Tryon; Ellen Planer
Subject: MRA Public hearing - December 3 Planning Board meeting - BP "Retail Service" use amendment

At its December 3, 2013 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 establishing a new use titled "Retail Service" in the BP Zoning District.

No public comment was received at the public hearing.

Board member Jay Chace questioned how this ordinance amendment fit into the Town's land use vision for Route One, as there was no information submitted indicating the impetus for the proposed amendment. Mr. Chace noted that the Town just completed a recent update to its comprehensive plan, and that the comp plan speaks to working with the Town of Cumberland to develop and refine a vision for this northern section of Route One within the BP District. Mr. Chace stated that, absent any documentation to the contrary, this amendment appears to be an ad-hoc zoning amendment that is not tied to the Town's long-range planning vision. Mr. Chace suggested that the Council wait to look more holistically at land use issues for this part of town as part of the comprehensive plan recommendation to study Route One north. The rest of the Planning Board concurred.

Jay Chace moved to recommend that the Town Council not approve the proposed ordinance amendment. The motion was seconded by Kermit Stanley and approved unanimously (5-0) by the Board.

Regards,
Ethan

Ethan J. Croce
Senior Planner
Town of Falmouth
271 Falmouth Road
Falmouth, ME 04105
(207) 781-5253 x-5328
(207) 781-8677 (fax)
ecroce@town.falmouth.me.us