

MINUTES

ORDINANCE COMMITTEE MEETING Wednesday, March 30, 2016 – 8 a.m. Conference Room A

Present: Councilor Michael Phinney, Chair; Councilors Ben Hartwell

Also Present: Town Manager David Cole; Town Planner Tom Poirier; Mike Means

1. Consideration of February 29, 2016 Committee minutes.

A motion was MADE by Councilor Benner, SECONDED by Councilor Hartwell, and VOTED to accept the minutes of the February 29, 2016 meeting as presented. Unanimous vote.

2. Current Business

- A. Review home occupations and make appropriate recommendations for change, if any, to the Town Council (referred by Town Council on January 5, 2016).

The Committee reviewed a memo from the Zoning Administrator and draft changes to the Land Use & Development Code, Section VIII – Rural District; specifically, B. Permitted Uses and F. Performance Standards.

After discussion, a motion was MADE by Councilor Benner, SECONDED by Councilor Hartwell, and VOTED to forward to the Town Council with the following changes:

F. Performance Standards (2)(f). Revise language to allow for ½ day business operations on Saturday morning. Unanimous vote.

F. Performance Standards (2)(g). (1) Revise section to reference sign ordinance and (2) Revise section to indicate that signs cannot be internally lit. Unanimous vote.

F. Performance Standards (2)(h). (1) Increase maximum percentage of storage of equipment and/or materials from 2% of the lot area to 10% (2-1, Benner).

F. Performance Standards (2)(h). The Committee asked staff to revise language to add a provision that sets standards, one being an abutter in a residential zone, for a reduction in the buffer from 100 feet to 50 feet. (2-1, Benner).

Unanimous vote.

The Committee asked staff to prepare language to allow plumbers and electricians under the home occupation provisions and bring it forward for their review at the next Committee meeting.

- B. Develop the standards and priorities for funds received from the TDR.

The Town Manager reported that this item has been in front of the Committee for several years. He explained the general premise of transfer of development rights and reported that the Committee's charge is to recommend to Council the standards the Town will use when evaluating priorities in acquiring land identified in the Development Transfer Overlay District.

The Committee reviewed a memo from the Town Planner that included a copy of a Land Ranking Policy drafted by staff. The Planner explained that the land ranking system is a numerical number to evaluate parcels for preservation and ensures a more objective and quantitative process. He further explained that the land ranking system is broken up into two parts: Land Use Category and a Site Assessment Category. The Land Use Category is meant to push preservation to areas the Town has not identified for commercial or resident growth. The Site Assessment category classifies traits identified as valuable under the Development Transfer Overlay District.

The Town Manager explained that the scoring is a guide, and the Committee may choose to recommend the application of other types of scoring.

The Committee also reviewed a co-occurrence model map prepared by the Maine Department of Inland Fisheries and Wildlife Beginning with Habitat.

After a general discussion, the Committee requested that staff apply the current scoring guidelines to ten examples so that the Committee can see the practical application of the proposed scoring system.

It was agreed that staff will bring forward the examples of application of proposed scoring guidelines to the next Committee meeting.

C. Review the Narragansett Development District and make appropriate recommendations for changes, if any, to the Town Council (referred by Town Council on January 5, 2016).

The Committee requested that staff bring forward information on similar districts from other communities such as Scarborough, Falmouth, and Saco for their review at a future meeting.

3. Schedule next meeting and discuss agenda items for next meeting.

The next meeting of the Committee was scheduled for April 12 at 8 a.m. The following items will be discussed, if ready:

(a) Draft language to allow plumbers and electricians under the home occupation provisions.

(b) Continue discussions of TDR standards and review ten examples of the application of proposed scoring guidelines.

(c) Review an amendment to the Land Use and Development Code to allow a residential garage as a principle use and recommend to Town Council (referred by Town Council on July 7, 2015).

4. Adjournment.

There being no further business, the meeting adjourned at 9:45 a.m.

Respectfully submitted,

Jeri Sheldon, HR Director/Ass't to the Town Manager