

PLANNING BOARD

DRAFT MINUTES

JULY 24, 2012

Chairman Scott Drummey called the meeting to order at 7:02 PM.

Roll call: Scott Drummey (Chair), Bob Craycraft (Vice Chair), David Bickford (Selectmen's Representative), Paul Raslavicus, Dot Veisel, Carl Groom (Alternate).

Chairman Drummey called for public input, but no members of the public were present.

Landscape And Design Guidelines: Paul Raslavicus, Craig Groom, and Wendy Anderson presented a part of the work that they have done on developing landscape and design guidelines for new site plans. Paul Raslavicus noted that the work group had begun by looking just at the town center and as they did so that even more important that these guidelines apply outside of the town center because the envelope here those areas, there are currently no guidelines at all.

Mr. Raslavicus noted that the group had looked forward 20 years and tried to imagine the commercial centers of the town. At that point they held several sessions and begin with a large number of photographs of different types of commercial establishments showing examples both of excellent design and landscaping and disastrous design and landscaping.

Wendy Anderson said that many of the photographs came from an excellent publication prepared by the Planning Department of Kittery, Maine. As they reviewed some of the photographs with the board, they noted which parts of the commercial layout related to building design and which related to landscape design. They emphasized the importance of using a landscape designer in the process of developing a site plan.

Paul Raslavicus emphasized that they were preparing recommendations for design guidelines and not for design regulations. They believe that the guidelines will serve better than specific regulations because every site plan is a different situation. He added that there is a particular need for managing guidelines and the site revamped review process for multiple Building developments. In these cases it is very important to work with the developer to establish a design and landscaping process that will

create a positive end result even if the development happens in several different stages that cannot be predicted at the start.

The team indicated that their plan is for Craig Groom to present at the second meeting in August and Wendy Anderson to present at the second meeting in September. Presumably she will have recovered from childbirth by that time.

Annual Planning: The board reviewed progress on meeting its annual goals. David Bickford noted that if the board is going to be involved in evaluation of the Land Use Administrative Assistant they need to know the job description for the position. He asked Mr. Allen to ask Allison Webb to provide it for board members.

Board members asked what the goal was of having the bunkhouse/family compound issue on the agenda for the year. David Allen noted that board members had raised it at the beginning of the year as an issue that needed to be looked at. At the time they had no specific resolution or action in mind. They asked Mr. Allen to arrange for Building Inspector, Arthur Capello to attend a planning board meeting and discuss the issue with them. Paul Raslavicus said he was amazed that DES approves second septic systems on lake lots that are already too small to handle a single system. He also noted that bunkhouses have the potential of creating parking problems, although to date most property owners with bunk houses have managed the parking in a way that avoids safety problems.

The annual plan includes the need for board member training on land use law changes. It was suggested that board members should all attend the land use law seminars offered by the local government center regarding changes in the land use laws.

DES has a model lighting ordinance. Can we use it as is? Does it adequately address safety issues?

Dot Veisel said the town should do more to explore use of solar power.

New/Old Business: There was discussion about the mechanics of the Planning Board display at the Birthday party.

Minutes of July 10: Paul Raslavicus moved to approve the minutes of July 10 as amended. Bob Craycraft abstained as he was not present. Approved 4-0.

Bob Craycraft moved to adjourn at 9:45 PM. Dot Veisel seconded. Approved unanimously.

Respectfully submitted,

David Allen
Land Use Administrative Assistant