

Town of Veazie Planning Board

Meeting Minutes

7 June 2011

Call to Order : 7:00 PM

Present : Board members C. Cronan (Chair), S. Malis-Andersen, K. Carr. Assoc. Mbr. K. Tableman (seated by the Chm.) and J. Manter (recorder of minutes); and Tom Russell (Town Attorney).

Minutes : No minutes reviewed.

Open Space Requirements

Revised draft of proposed open space requirements for the Land Use Ordinance reviewed.

Open Space Set-Asides

- Sub-sec. 15.05.11.13.05.01 reviewed – open space requirement in Cluster subdivisions
- C.Cronan moved : open space ratio for Cluster subdivisions @ 50%, seconded: S. Malis-Andersen; voted 5 – 0
- Atty. Russell will research legal defensibility of the requirement.

Density

- Need definition for “sustainable development”
- C.Cronan will develop wording.

3-Tier Review

- Flexibility on time frame among tiers
- No clock start until Site Plan Application.

Pre-Application Sketch

- 20% slope in “Net residential Acreage” definition vs. 15% 15.05.08.18 Natural Features requirement - 20% to square both sets of requirements
- Street names – authority.

Mandatory Open Space in Subdivisions

- 10% reduction in open space requirement for public access – open space only, not entire lot
- public access incentive – 15% of calculated open space
- Open Space legal protection – 3 options?
- C.Cronan moved: 14th line down (15.05.11.14.10.03) a),b) and c) options in separate paragraphs, the following line to start “...In cases a),b) or c) the land shall be protected...”; seconded: K. Carr, voted: 5 -0.

Management & Stewardship

- Maintenance issues – OK with 3rd party Right of Enforcement to Town
- Conservation area – part of plan – to the Town.

Definitions

- “Vernal Pools” – use latest State definition.

Public Hearing

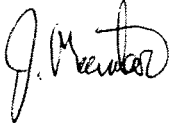
- Next meeting – quick review
- Set Public Hearing after final revisions
- Timber Harvesting Ordinance.

Next Meeting: July 12th, Tuesday.

Adjourned : 8:25 PM.

Minutes approved – 12 June meeting; moved: C. Cronan; seconded: S. Malis-Andersen;
voted: 5 – 0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Manter". The signature is written in a cursive, flowing style.

J. Manter