

## **Town of Veazie Planning Board**

### **Meeting Minutes**

12 July 2011

Call to Order : 7:04 PM

Present : Board members C. Cronan (Chair), S. Malis-Andersen, K. Carr, K. Tableman (arrived 7:13 PM), (Assoc. Mbrs., both seated by the Chm.) and J. Manter (recorder of minutes); D. MacKay, (Chairman of the Conservation Commission); and Tom Russell (Town Attorney, left 7:24 PM).

Minutes : 3 May – moved: S. Malis-Andersen; seconded: J. Manter; voted: 3 – 1 ( K. Carr & K. Tableman abstained, not present at this meeting).

7 June – moved: C. Cronan; seconded: S. Malis-Andersen; voted: 5 - 1.

#### 1) Letter to Allan Thomas

The Board circulated a letter of thanks to Allan Thomas, retired CEO, which was signed by all members present.

#### 2) Open Space Ordinance Update

##### Legal Opinion

- C. Cronan thanked Atty. Russell for his work
- Atty. Russell provided follow-up explanations of Court Rulings.

Revised draft of proposed open space requirements for the Land Use Ordinance review of these following pages in sequence:

- Page 1 – Open Space Ratios in the 4 residential zones
- Page 2 – Site Plan Review – 3- tier review process
- Page 3 – Pre-Application Sketch & Conceptual Consultation
- Page 4 -Unchanged, as well as current residential acreage
- Page 5 -Open Space Subdivision Development – 50% open space requirement
- Page 6 – Mandatory Open Space in Subdivisions
- Page 7-Legal Protection for open Space – (this paragraph will be divided into 3 parts)
- Page 8 – Permitted Uses & Definitions
- Page 9 Continued Definitions.

Chm. Cronan moved to approve setting a public hearing to encourage public comments on the proposal at the 9 August meeting; seconded: K. Carr; voted unanimously.

Copies will be made available for public review and notice posted.

## 2) Timber Harvesting Ordinance

Don MacKay, Town of Veazie Conservation Commission Chair, discussed the proposal with the Board.

- 4<sup>th</sup> – 5<sup>th</sup> such discussion – previous years' discussion on the Commission
- Flexibility – hi-grading vs. clear cutting
- Limits – Jim Eckert, District Forester, suggested 60%.

Bd. Mber. S. Malis-Andersen noted these following –

- Forest cover interruptions due to subdivision development
- Wet soils – affected by tree-cutting
- Wet cellars – since Hillside Drive developed – problems
- Land Use Regulations – “hydrologic drainage... Protect lands from flooding...”
- Landscape level impacts.

### Discussion

- Hydrologic conservation
- Ever discussed by Town Council or Planning Board?
- Scientific- based impacts of timber harvesting – studies available?
- Plan integrating impacts on watershed
- % of harvest vs. level of impact
- Checks & balances – Planning Board vs. CEO
- Examples of town Forest harvesting Ordinances.

The consensus of the Board is to seek other examples of municipal timber harvesting ordinances with the intent to:

- a. provide standards for review of forest harvest plans;
- b. allow for Planning Board or Town Council review of extensive harvesting; and
- c. respect the developed nature of Veazie's once uninhabited backlands.

Other Business: J. Manter provided copies of Kenebec Valley Council of government's Model Open Space Ordinance by Fred Snow, Staff planner, to the Board members and Town Attorney

Next Meeting: August 9<sup>th</sup>, Tuesday.

Adjourned : 8:10 PM.

Respectfully submitted,



J. Manter

*Moved: C. Cronan, J. Decker, K. Talsberran, etc. to accept S-O at 9 Aug meeting*