

Town of Veazie Planning Board

Meeting Minutes

9 August 2011

Call to Order : 7:09 PM

Present : Board members C. Cronan (Chair), S. Malis-Andersen, K. Carr, and K. Tableman, (Assoc. Mbrs., both seated by the Chm.) and J. Manter (recorder of minutes); Town Officials D. Wardrop, (Town Forester), Jon Parker (Town Council), B. Stoyell (Public Works Dir.), and Tom Russell (Town Attorney); and private citizens E. Rice and Tom Davis. (All except Board members left at 9:01 PM).

Minutes : Moved to end of meeting. 12 July – moved: C. Cronan; seconded: K. Tableman; voted: 5 – 0.

Public Hearing: Land Use Ordinance Amendments

These following sections were reviewed for amendment and/or addition to the Ordinance:

- 15.02.02.01.08
- 15.03.02.01 thru 15.03.02.04
- 15.05.01 and 15.05.01.01
- 15.05.02 and 15.05.02.01
- 15.05.04
- 15.05.05
- 15.05.08.18
- 15.05.08.01.01
- 15.05.11.13.05 and 15.05.11.13.05.01
- 15.05.11.14.10
- 15.05.11.14.10.01 thru 15.05.11.14.10.05 and
- 15.12 02 (definitions).

The discussion was conducted in a page-by-page review, with questions fielded to and answered by the Board as follows:

E. Rice – Vernal pools identification? (C. Cronan – Previous effort. D. Wardrop – potential locations, NOT identified yet.)

- Managed forest? (D. Wardrop – previous harvest. K. Tableman – State laws on forest management. Lower impact harvesting than horse on Univ. of Maine forest.)

T. Davis – How identify vernal pools? (C. Cronan – When property is developed)

- Plans that have been presented? (C. Cronan -Status depends on completed plan)

- 15.05.08.45.01.01 – Divided parcel – contiguous land? Why? (C. Cronan – Always been in ordinance. K. Tableman – State statutes & requirements... T. Russell – not requirement to survey separate parcels; Planning Board options to waive requirement.)

T. Davis (cont'd.) –

- Wetlands add to Open space? (C. Cronan – Buildable portion of property focus, not total land area.)

- Why community preserve land re Roxanne Quimby? (C. Cronan – Community preserves land in open space which reduces infrastructure costs.)

Jon Parker – Why restrict ATV use? (S. Malis-Andersen – Destruction; fumes; not all riders adhere to rules...D. Wardrop – Designate ATV-use trails; close in season.)

- Hunting? (K. Tableman – Town ordinance allowances.)

D. Wardrop – Future management costs? (C. Cronan – Town resources.).

Discussion Comments –

T. Davis – Accomplishments on the Town's behalf

- High-intensity agriculture
- Last to develop plays by different rules...
- This Ordinance amendment amounts to a taking
- Opportunities to sell family lands to developers.

D Wardrop – Note R3 proposed @ 40% open space ratio instead of current 30%

- Issues of land selection addressed in discussions among several parties.
- Discussed purchasing Land for Maine's Future Grants
- Woodlands/wildlife habitat – argue for designation on any acre
- Define wildlife habitat
- 15.05.08.18 – “preserved” -> “conserved”, and “preservation” ->

“conservation” changes recommended.

Jon Parker – Ratio of Open Space over 25% too much.

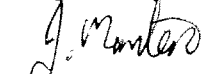
K. Tableman – Preferences w/ amendments?

- Metes and bounds requirements for uninvolved parcels reduced
- “Parcels being subdivided “vs. “Net Residential Acreage”.
- Open space ratios as current instead of proposed.

Public Hearing closed 8:55 PM

Adjourned : 9:02 PM.

Respectfully submitted,



J. Manter

move) to accept with amendment – “E Rice” change to “R. Rice”
thru out; ~~second~~ C. Cronan; ~~second~~ S. Malis-Andersen
Voted at 13 Sept mby 4-0