

**Town of Veazie Planning Board
Meeting Minutes**

13 September 2011

Call to Order : 7:14 PM at Fletcher Municipal Building Council Chambers

Present : Board members C. Cronan (Chair), S. Malis-Andersen, K. Tableman (Assoc. Mbr. seated by the Chm.); Charles Osgood (new Assoc. Mber.) and J. Manter (recorder of minutes); Town Officials B. Stoyell (Public Works Dir.), and Tom Russell (Town Attorney); and private citizens Michelle DuMoulin, Cheryl Shorey and Byron Perry (Applicants).

Minutes : 9 August – moved with amendment for references to “E. Rice” changed to “R. Rice”: C. Cronan; seconded: S. Malis-Andersen; voted: 4 – 0.

Item # 3 moved to top of agenda.

3) Completion Review: Site Plan Application for Gerry’s Used Cars, 1201 State St., (Map 1/Lot 15); Used Car Lot.

The application was found to be complete with these exceptions –

- need for number & dimensions of allowed parking spaces on the lot
- landscape buffer – (J. Manter will visit site and make recommendation)
- interior use – need for linear dimensions
- deed (land owner has signed the application – making this requirement redundant)
- limit of one (1) sign – signage requirements will be checked
- lighting – description including low wattage and down-ward pointing beam
- letter from Orono-Veazie Water District, and
- letter from Police Chief.

C. Cronan moved; K. Tableman seconded a motion to accept the application as complete, with the above-noted exceptions, and place it on the Oct. 4th agenda for a Public Hearing.

1) Deliberation on Open Space Amendments to the Land Use Ordinance

The Board reflected on the 9 August Public Hearing.

Public Comments-

- vague definition of “wildlife habitat”
- Residential Zone R3 open space requirement should remain at 30%
- Net residential concept confusing and problematic

Legal observations/challenges – Atty. Russell

- “on its face” – sustainable
- “as applied” – extreme cases problematic

Goals –

- contiguity and continuity of Open Space
- quality
- balancing compactness of development vs. open space preservation

Amendment to Amendments:


- R3 will remain @ 30% Open Space requirement for subdivision development
- Net residential acreage concept will be shelved
- Open Space to be calculated as under current Ordinance requirements.

Next Meeting: October 4th

- review amendments – set new Public Hearing
- K. Tableman to review new amendments with T. Davis beforehand
- Public Hearing for Gerry's Used Car Lot application.

Adjourned: 8:39 PM.

Respectfully submitted,


J. Manter

MOVED: K. TABLEMAN TO ACCEPT AS PRESENTED

SECONDED: S. MALIS-ANDERSEN

VOTED: 4-0 (K. CARP ABSTAINED AS HE DID NOT
ATTEND THAT MEETING)