

Town of Veazie Planning Board
Meeting Minutes
6 March 2012

Call to Order: 7:02 PM

Present : Board members C. Cronan (Chair), K. Tableman , S. Malis-Andersen, K. Carr, and J. Manter (recorder of minutes); John Larson (CEO), Joseph Hayes, Town Manager.

Minutes: 10 January – Moved to accept as presented: C. Cronan; Seconded: K. Tableman; Voted: 3 – 0 (K. Carr & S. Malis-Andersen absent from meeting).

21 February – Moved to accept as presented: K. Carr; Seconded: K. Tableman; Voted: 5 – 0.

1) Fire Works Safety Ordinance Amendment Discussion.

- Revised version adapted from City of Augusta version (available to public during notification period)
- 2 definitions of consumer fireworks – Maine State Law defines fire works
- Consistency with State Law preferred
- Prohibit Sales in Town? K. Tableman (against) vs S. Malis-Andersen (for) presented the respective cases
- Fire Chief/Senior Fire Officer prohibit if conditions threaten public safety
- Site approval by Fire Chief.

2) Public Hearing: Amendment to Fire Works Safety Ordinance

- Opened 7:20 PM
- J. Hayes, Tw. Mgr. – suggested changes require another Public Hearing?
- J. Manter read proposed Amendment, with Planning Board recommendations, into the record
- Consensus of the Board: Planning Board put forward recommendations for Town Council process; Public has been properly notified to be present and take part in public hearing discussion
- Public Hearing closed – 7:57 PM.

3) Comprehensive Plan Update

Further discussion will be postponed to future meetings while the Board deals with immediate issues.

4) Fire Works amendment – Deliberation & Decision.

C. Cronan moved to recommend as published, with these additions, to the to the Town Council:

- Sub-sec. 19.06.05 – “...unless such site is approved by the Veazie Fire Chief and is in an Industrial or...”

4) Fire Works amendment –Decision & Deliberation (continued)

- Sub-sec. 19.06.08 (added) – “ The Town of Veazie Fire Chief, or Senior Fire Officer present, may prohibit any fire works display for just cause relating to weather, wind conditions, site conditions and public safety, unsuitable to the display or ignition of fire works”.

Seconded: S. Malis-Andersen; Voted: 5 – 0.

5) Community Survey

- J. Manter distributed copies of the Draft Community Survey Questions
- The Board will take up this version at a future meeting.

6) Rezoning Discussion: Allow for 2-Family homes in R-4 zone?

- Single-family zoning – prohibits Mother-in-Law apartments
- R-1 Zone: single family by definition in the Land Use Ordinance
- R-4 zone: uses “...which have traditionally predominated in rural New England...”
- NOT necessarily limited to single-family dwellings
- C. Cronan moved that the Board consider amending the Land Use Ordinance to allow for 2 –Family dwellings, with CEO approval, in the R-4 zone
- Seconded: K. Tableman; Voted: 5 – 0
- Future Public Hearing: when more amendments to the Ordinance are listed.

7) Contract Zoning Provisions

- Definition read by C. Cronan
- Contract Zoning history in Veazie reviewed
- Contract issues & tax treatment
- Town Manager – obtain contract
- CEO –seek contract zoning advice from Maine Municipal Association.

8) Revised Fee Schedule

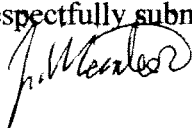
- MUBEC = per square foot cost for each structure
- Not adopt MUBEC – create fee schedule
- CEO – present interim fee schedule to Town Council.

9) MUBEC discussion: adopt w/ or w/o energy code? No code?

- CEO provides e-site to view code
- Enforcement options: full-time building inspector or applicant third party inspector
- CEO recommendation: NO code – third party inspection
- Research – MMA white paper ?
- Consensus of Board: CEO’s recommendation.

Adjourned: 9:08 PM.

Moved: K. CARR
Respectfully submitted,



Seconded: K. TABLEMAN Voted: 4-0
J. Manter