

Town of Veazie Planning Board
Meeting Minutes
24 April 2012

Call to Order: 7:00 PM

Present : Board members C. Cronan (Chair), K. Tableman , K. Carr, and J. Manter (recorder of minutes); and John Larson (CEO).

Minutes: 6 March – Moved to accept as presented: K. Carr; Seconded: K. Tableman; Voted: 4 – 0.

1) Shore Land Zoning Ordinance.

- J. Larson: latest version of Shoreland Zoning NOT adopted
- C. Cronan asked J. Larson & J. Manter to bring a version to the Planning Board
- Update for Shore Land Zoning Map
- Translate ‘Word Perfect’ to Town word processor language.

2) Rezoning Discussion for R-4 zone

- C. Cronan asked that proposed revisions to the R-4 zone be prepared for Planning Board review & public hearing assignment, to include:
 - Allowing 2-family dwelling units in the R-4 zone, and
 - 40,000 sq.ft. minimum lot size requirement be revised to require 1 dwelling unit per acre, but allow 15,000 square foot minimum-sized building lots.

3) Contract Zoning

- No contracts for currently-approved zones in Town files
- Silver/McMillen & Gagne Concrete – possible contractees
- CEO recommendation: do away with it...
- Search of records: Registry of Deeds, Town Atty. R. Violette suggested
- C. Cronan asked J. Manter & J. Larson to research & consult w/ Maine Municipal Association.

5) MUBEC Discussion: (taken out of order)

- If code adopted – requirement for 3rd Party inspector
- Maine State requirement: “...everyone builds in accord with MUBEC...”
- Maine municipality less than 4,000 – not required to enforce MUBEC
- If No code – C. Cronan requests that language referencing BOCA be removed from Land Use Ordinance and other Town Ordinances
 - Town Attorney to be consulted.

4) Revised Fee Schedule for Planning & Zoning Applications

- J. Larson, CEO presented a list of surrounding communities’ fee schedules
- Formulations based on: per sq. ft. construction by material multiplied by a factor
- Proposed Fee schedule – spread sheet for Town Council consideration
- Language in process to be inserted into Land Use Ordinance.

Other Business:

Storm Water Discharge Ordinances

- NOT adopted by Town in most recent form
- Probable Public Hearing in past (Board members)
- Permitting storm water discharge
- Restricting illicit storm water discharge
- C. Cronan will search his files for references to Public Hearing.

Adjourned: 7:58 PM.

Moved: To accept as presented; Seconded: Voted:

K. Tableman

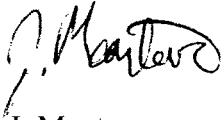
C. Cronan

(3 – 0 with 1 abstension

S. Malis –Andersen,

Not present at 24 April meeting)

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Manter', with a stylized flourish at the end.

J. Manter