

Town of Veazie Planning Board
Meeting Minutes
22 May 2012

Call to Order: 7:05 PM

Present : Board members C. Cronan (Chair), K. Tableman , S. Malis-Andersen, and J. Manter (recorder of minutes).

Minutes: 24 April – Moved to accept as presented: K. Tableman; Seconded: C. Cronan; Voted: 3 – 0 (1 abstention – S. Malis-Andersen, not in attendance at the meeting referenced).

1) Storm Water Ordinance.

- June 2008 “Illicit Discharge” Ordinance
- June 2009 Post-Construction Storm Water Management” Ordinance
- S. Malis-Andersen – check Town Council meeting minutes
- Put off consideration of reconciled ordinance review
- Follow up on ordinance submissions to the State.

The Board moved into Executive Session to discuss funding for Planning support services

- K. Tableman moved; S. Malis-Andersen seconded; voted 3 – 0 (J. Manter abstained)
- C. Cronan moved to come out of Executive Session and back into open session; K. Tableman seconded; voted 3 – 0 (J. Manter abstained).

2) Amendments to land Use Ordinance

- J. Manter explained the hand out based on researching the Ordinance
- Allowing 2-family dwelling units in the R-4 zone, 1 acre/ dwelling unit discussion
- C. Cronan moved to provide straight forward CEO approval of 2 Family DUs in the R-4 zone; J. Manter seconded; voted 3 – 1 in favor
- Moved to amend the purpose in 15.02.02.01.04 per recommendation by K. Tableman; C. Cronan seconded; voted 4 – 0
- Moved to substitute terms in definition per the recommendation by C. Cronan; seconded by K. tablemenn; voted 4 – 0
- The Board tabled further discussion on Contract Zoning pending discussion with CEO J. Larson
- Moved to strike references to BOCA in 15.05.0903 and 15.08.11.01, byK. Tableman; seconded by C. Cronan; voted 4 - 0.

3) State Planning Office Dissolution

- Maine State Planning Office no more
- Consensus of the Board to suspend Comprehensive Plan update effort.

4) Revised Fee Schedule for Planning & Zoning Applications

- J. Manter will secure a copy of CEO’s fee recommendations for the Board
- Board will review and recommend to the Town Council on proposed recommendations.

- 2 -


Other Business:

- Chairman Cronan will follow up with the Town Council on the Open Space amendments to the Land Use Ordinance
- Brain storm session to be conducted at the next meeting
- The next meeting will be scheduled after consultation with the Staff on Council room availability.

Adjourned: 8:13 PM.

Moved: S. Malis-Andersen Seconded: K. Tableman Voted: 4 – 0 (K. Carr abstained due to absence from that meeting) with a note to attach Amendment list refernced in #2 above.

Respectfully submitted,



J. Manter

Amendments to Land Use Ordinance

R-4 Zone

15.02.02.01.04 Residential and Farming

Delete: "...The minimum lot size requirement is high in order to prevent over development where public sewers are not feasible and where a full range of urban services cannot be provided economically..."

Add: "...The minimum open space requirement is higher in order to protect the traditional rural Maine landscape from development and maintain these areas available for the traditional uses noted above."

15.03.01.01 Permitted Uses Generally (Use table)

	R-1	R-2	R-3	R-4
Dwelling, Two Family		C	C	<u>C</u> (add)

15.03.02.04 Residential and Farming (R-4)

Minimum lot size: Delete – " 40,000 square feet..."

Add - " 15,000 square feet (on public sewers) or 40,000 square feet (off public sewers - must meet applicable septic codes)

Contract Zoning

15.06.03.10 Recording

Delete: "...Following recording, the zone change, together with all conditions and restrictions, shall run with the subject property..."

Add: " ... Following recording, the zone change, together with all conditions and restrictions, shall run with the subject owner..."

BOCA References

15.05.09.03 Compliance with Other Codes

"All buildings shall comply with all applicable provision of the – (delete; Town of Veazie Building Code and Existing Structures Code and the...) NFPA Life Safety Code,"

15.08.11.01

Delete: "* Such edition, or portions thereof, of the BOCA Basic National Building Code, (BOCA), published by the Building Officials and Code Administrators International, Inc., as may be adopted by the Veazie Town Council;..."