

**Town of Eliot
REGULAR PLANNING BOARD MEETING MINUTES**

February 1st, 2011 7PM

ITEM 1 - ROLL CALL

Present: Present: Steve Beckert – Chairman, Jeff Duncan – Vice Chairman, Dwight Snow, Chris Place, Dennis Lentz, Greg Whalen – Alternate and Larry Bouchard – Alternate.

ITEM 2 – PLEDGE OF ALLEGIANCE

ITEM 3 – MOMENT OF SILENCE

ITEM 4 - REVIEW AND APPROVE MINUTES AND INVOICES AS NEEDED

MOTION:

Dennis Lentz made the motion to approve the minutes of the January 4th, 2011 Planning Board meeting, as amended.

Jeff Duncan seconded the motion.

Vote: 4-0, Chair concurs.

ITEM 5 - REVIEW OF "NOTICE OF DECISION" LETTERS, AS NEEDED

The Board reviewed the notice of decision letter for Cathy Stacy's home business on Leach Road. No changes were made and the letter was issued as written.

ITEM 6 - PUBLIC APPLICATIONS OR PLANNING BOARD BUSINESS TO BE CONSIDERED

A. 10-minute public input session

Public input session opened.

No comments.

Public input session closed.

B. Review proposed transportation/open space subdivision amendments with JT Lockman of Southern Maine Regional Planning Commission.

Steve Beckert stated that JT Lockman would not be present tonight because of the weather.

Kate Pelletier stated that if the Board had any questions or changes she would forward them along to JT.

Dennis Lentz asked if the proposed changes were in sync with what the comprehensive plan suggests.

Kate Pelletier stated that she believed it was. The comprehensive plan recommends the establishment of a critical rural area, which is depicted on the map in the Board's packet. Open space subdivisions would be mandatory within the critical rural area but not elsewhere.

Dennis Lentz stated that #7 and #8 on page 3 were unclear to him:

(7) The total area of undeveloped land within the development must equal or exceed the sum of the areas by which any building lots are reduced below the minimum lot area normally required in the district.

(8) The minimum area of the undeveloped common land, outside of lots or areas reserved for housing, and outside of roads, shall be equal to at least 50% of the net residential acreage, as defined and calculated above.

He asked if JT could provide some examples of what this would look like on a 50-acre parcel, for example.

Kate Pelletier stated that she would ask JT for some examples.

Jeff Duncan asked how the critical rural area was determined.

Kate Pelletier stated that she would ask JT how he determined the critical rural area. She also stated that she would print out a larger map so that the Board could more easily see the boundaries of the overlay area.

B. Review draft ordinance (#6) to increase the maximum height of buildings in the Commercial/Industrial zone and redefine how the height of a structure is measured.

Steve Beckert asked if the Board had any comments or changes to the latest draft.

Kate Pelletier stated that she removed a portion of the definition of "height of a structure" that allowed pitched, hip or gambrel roofs to exceed the maximum height requirements. She stated that she also removed the diagram in the draft previously since it no longer corresponded with the definition.

Jeff Duncan suggested moving the word "only" in the title so that it reads, "Shall an ordinance entitled Amendments to Chapter 1, General Provisions, Chapter 33, Planning and Development, and Chapter 45, Zoning of the Municipal Code of Ordinances of the Town of Eliot, Maine to increase the maximum height of structures only in the Commercial/Industrial zone from 35' to 55' be enacted?"

The Board agreed.

Dwight Snow asked Kate Pelletier to email him draft #7 so that he could share it with the Business Development Committee.

The Board had no additional comments or changes and scheduled the public hearing for March 22nd, 2011.

ITEM 7 - ACTION ITEM LIST

None.

ITEM 8 – CORRESPONDENCE, OTHER AS NEEDED

None.

ITEM 9 - SET AGENDA AND DATE FOR NEXT MEETING

The next regular Planning Board meeting was scheduled for February 15th, 2010

ITEM 10 – ADJOURN

MOTION:

Dwight Snow made the motion to adjourn at 7:45 PM.

Chris Place seconded the motion.

Vote: 4-0, Chair concurs.

Stephen Beckert, Chairman

Date approved: _____

Respectfully submitted,

Kate Pelletier, Recording Secretary