

ITEM 1 - ROLL CALL

Present: Steve Beckert – Chairman, Jeff Duncan, Larry Bouchard, Greg Whalen, Dennis Lentz, Melissa Horner – Alternate.

Also present: Kate Pelletier, Planning Assistant.

Absent: Dutch Dunkelberger – Alternate (excused)

RECEIVED
MAR 06 2015
BY: Wendy Rawski,
Town Clerk

ITEM 2 – PLEDGE OF ALLEGIANCE

ITEM 3 – MOMENT OF SILENCE

ITEM 4 – REVIEW AND APPROVE MINUTES, AS NEEDED

Mr. Duncan moved, second by Mr. Lentz, to approve the minutes of February 3, 2015, as written.

VOTE
3-1 (Mr. Bouchard abstained)
Chair concurs

ITEM 5 – REVIEW “NOTICE OF DECISION” LETTERS, AS NEEDED

There were no “Notice of Decision” letters.

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

A. Continued review of proposed amendments to the Growth Management Ordinance (Chapter 29) and review of departmental responses to January 26, 2015 Planning Board Questionnaire.

Mr. Beckert said that they received responses back from MSAD #35, ECSD, and the Fire Department; that there was no response from the Police Department, as of yet. He added that the responses indicated no growth impact.

Ms. Pelletier said that she had not gotten student population data, yet, as she could not find them online; that she would contact Mr. Stewart directly and bring that back to the PB; that she did receive Census 2000 population information as well as the population growth number from the 2010 Census.

Mr. Lentz asked if we were going to summarize this information.

Ms. Pelletier said that she would create a memo summarizing the information.

Mr. Lentz said that there were only two areas were the PWD, depending on the growth of subdivisions (50), and Assessing, for the need for additional staff.

Mr. Duncan added the Code Enforcement had a problem with 50 units in a year, as well, citing the need for additional staff to handle the paperwork.

Mr. Beckert said that he would talk with the Town Manager about getting a response from the Police Department; that the PB would have the Public Hearing on March 3rd.

Ms. Pelletier reviewed the minor changes she had made on page 5 (change from 'growth' to 'building') and page 8 (adding the fee). She will add the 90-day language in the definition for Growth Permit and recalibrate the section numbers. She handed out the 1994-2014 Growth History chart to the PB. She said that the 2000 Census population of Eliot was 5,954 and, in 2010, it was 6,204, which is a difference of 251.

Mr. Whalen asked for a similar breakdown of the 2010 population to get the adult/child mix.

Ms. Pelletier said that she couldn't get that to print but would email that information to the Board.

Mr. Duncan said that, doing the math in his head, there were 289 new homes built before 2000 and after 2010 so that means there was a little over 300 homes built in that decade where the 251 people were added.

There was discussion regarding the student population versus the number (250) of units built during that time and the implication of a net loss at some point; that availability of work and affordable housing may have an effect on that number.

Ms. Pelletier said that that increase in population was right in line with what they estimated for York County – 4.9%.

Mr. (John) Murphy asked if it was possible to show on the Growth Chart how many unsatisfied requests there were for growth permits.

Ms. Pelletier clarified that the only record we have of that are the people who decided to go on the waiting list; that there were many people we turned away who didn't want to fill out the application; that she could certainly add that information based on the waiting list.

Mr. Beckert said that, based on what we have so far, we need to make a recommendation on two numbers – one for 2015 and one for 2016.

Mr. Bouchard asked Ms. Pelletier if she had a rough idea how many were turned away or were on the waiting list.

Ms. Pelletier said that at the end of last year there were about seven or eight on the waiting list; that we were able to take care of a couple this year; that there were, maybe,

seven to ten more who did not go on the waiting list. She added that, currently, there are nine on the waiting list.

Mr. Whalen asked Mr. Murphy if he remembered that Mr. Murphy created a chart or formula that predicted the number of years it would take, if there were no change to this, to get back up to the 48 permits.

Mr. Murphy said yes; that if we made no change it would reach back up to 48 in the year 2107. He added that he could make more copies and have them available at the Public Hearing.

Mr. Whalen asked, if it was bumped up to 48, if it passed, in 2015 and moving forward to 2016 how long would it take.

Mr. Murphy said that you could do it instantly; that the percent increase would be 300%. He explained that if 48 is the number you want to allocate you can calculate it by setting the percent increase so adjusting that percent increase allows you to choose any number you wish.

There was discussion regarding recommending the numbers now versus waiting until they had public input from the Public Hearing.

Mr. Bouchard moved that the Planning Board set the suggested number at 48 moving forward to the Public Hearing. There was no second and the motion fails.

Mr. Beckert said that he thought that when they talk about it at the Public Hearing we can hear what the public has to say and make a recommendation based on what we have; that it appears that our departments, for the most part, feel that there will be little to no impact for a range of 40-50 new homes in any given year.

Ms. Pelletier said that she found out from the Town Clerk that we have until April 27th to submit everything

ITEM 7 – DISCUSS STATUS OF OUTSTANDING ACTION ITEMS

There were no outstanding action items discussed.

ITEM 8 – CORRESPONDENCE AND PLANNING ASSISTANT, AS NEEDED

There was no correspondence.

ITEM 9 – SET AGENDA AND DATE FOR NEXT MEETING

The next regular Planning Board Meeting is scheduled for March 3, 2015 at 7PM.

ITEM 10 – ADJOURN



Steve Beckert, Chairman
Date approved: 2-3-15

Respectfully submitted,

Ellen Lemire, Recording Secretary