

Thorndike Planning Board  
10-12-16 Public Hearing & Meeting Minutes (Approved by email vote)  
Town Office

***[Decisions and commitments made in bold italic type.]***

**Members Attending:** Michael Berry, Erin Bibles, Mary Ann Hayes, Doug Nye

**Members Absent:** Bob Carter, Darryl Raven (surgery recuperation), Liz Sullivan (family health issue)

**Others Attending:** George Blanchard, Steve Fittin, Judy Palmer

**PUBLIC HEARING ON PROPOSED SHORELAND ZONING ORDINANCE:**

The hearing was called to order by Mary Ann at 6:35. The situation giving rise to the ordinance revision was explained. The negotiations with DEP resulting in the current approved version of the ordinance were described. It was agreed that no further negotiations to lessen standards would be successful.

Attendees were provided with copies of the new townwide zoning map as well as the tax map for their properties. All 3 citizens attending had received notices as a portion of their property was being proposed to be zoned in the most restrictive Resource Protection District due to forested wetland or floodplain characteristics within 250' of a 10+ acre non-forested wetland or river.

The Land Use Table and related standards, specifically structure setbacks and vegetative clearing standards were reviewed. One cross-reference error was discovered in this process.

Some desired improvements were noted to the maps. A list was started for next year's revisions. Parcel map errors are a constant issue. Landowners noting errors are advised to bring corrections to the assessing agent's attention by April 1 of each year.

Concerns related to decreased property values were raised. Board members advised calling Jacki Robbins the assessing agent to bring this to her attention by April 1, 2017 to argue for and understand adjustments made to acreage valuations given zoning limitations effective when the ordinance takes effect in 2017 if passed. The Board of Selectmen/Assessors are the place to go if that discussion is not satisfactory. It was noted that the new tax maps showing zoning would be helpful to all in making this point.

It was agreed that no changes to the ordinance or maps were worth proposing. The hearing was adjourned at 7:20 PM. Non-board members departed.

**PLANNING BOARD MEETING:**

The meeting was called to order at 7:22 PM.

On a motion by Mary Ann, seconded by Michael, the minutes of the 9-14-16 meeting were approved as presented 2-0-2 (Mary Ann and Doug abstaining).

It was agreed that the Shoreland Zoning Ordinance draft of 9-22-16, with the cross-referencing error repaired, was set to present to the next Town Meeting opportunity for enactment. Mary Ann will get the new maps uploaded on the web site.

As no further work is forecast for the Board, meetings will only be held if new business comes forward.

The meeting adjourned at 7:40 PM.