

Thorndike Planning Board
2-3-16 Meeting Minutes
Town Office

[Decisions and commitments made in bold italic type.]

Members Attending: Michael Berry, Bob Carter, Mary Ann Hayes, Doug Nye, Barbara Walch

Members Absent: Jesse Hargrove (work conflict), Darryl Raven (ill)

Others Attending: Kim Juskevica

Call to Order: Mike called the meeting to order at 6:30 PM.

Review & Approve Board Meeting Minutes: *On a motion by Bob, seconded by Barb, the January 6 minutes were approved as presented.*

Review & Approve Public Hearing Summary: *A motion to accept the Summary from the public hearing as written was made by Doug, seconded by Mike. Passed 4-0-1.*

Review of latest Ordinance Revisions:

- Land Use Ordinance:
 - Added clarifications for temporary signs allowed in ROW
 - Removed the word "maintained" from Section 4 on page 3 of Land Use Ordinance.
 - Decided to remove need for any permits for minor accessory structures in the front setback area; continue to prohibit in the ROW
- Site Plan Review Ordinance:
 - Strengthened lighting standard to be consistent in all ordinances, not just the Solar.
 - Added protection for the driving public to the buffering piece
- Solar Farm Ordinance:
 - Consolidated standards from 17 to 12 sections.
- Cell Tower Ordinance:
 - Lease agreement for local emergency services: It was decided to leave this standard in the ordinance as worded, adding "to be made available upon request" and "Any changes to the lease must be sent to the Planning Board for review".
 - Fall Zone: It was decided that the fall zone was not excessive and minimum lot size should continue to apply so as to not create non-conforming lots for the future. Leeway is provided in the provision for waivers in special conditions.
 - Decommissioning: After discussion, a motion to extend the timeline for decommissioning cell towers to 36 months was withdrawn. It was decided to require a plan that assigns responsibility and resources to accomplish to satisfaction of board, which may require a bond, escrow account or equivalent means of insurance that the tower will not be stranded as a public eyesore or hazard once its useful life is completed. The intent is to leave flexibility for the owner/landowner to hold for future use if one were presented w/o letting responsible party skip town and leave it for tax acquired property.
- Sludge Ordinance:
 - It was decided to recommend that the Sludge ordinance be repealed since the state does regulation and municipalities cannot be more restrictive than the state.
- Cemetery Ordinance:
 - Discussion of number of members of the committee resulted in leaving the ordinance as currently written.

- Fees:
 - It was agreed to remove from all but the Floodplain Management Ordinance, which has a \$10 fee and leave the Shoreland Zoning Ordinance with no fee. Changes in either of those ordinances would have to be approved by the State. Not worth the hassle.

Annual Report: There were no changes proposed to the draft annual report. While lengthy, it was agreed that this was the best place to explain the ordinances and including the Summary would be a handy reference at town meeting. Few will want to read the specific wording.

Fee Structure: It was agreed to use the March 2 meeting to prepare for town meeting and work on a set of recommended fees for the Selectmen to consider if the ordinances pass.

Revising Informational Pieces & Application Forms: It was decided to wait until the ordinances passed to tackle this. The new web site might help get the word out on the Lot Permit requirement.

Adjournment: The meeting adjourned at 8:45pm.