

Thorndike Planning Board
6-8-16 Meeting Minutes (Approved)
Town Office

[Decisions and commitments made in bold italic type.]

Members Attending: Michael Berry, Erin Bibles, Bob Carter, Mary Ann Hayes, Doug Nye, Darryl Raven

Members Absent: Jesse Hargrove (work conflict)

Others Attending: Charlie Porter (CEO), Brittany Hummel (concerned citizen)

Call to Order: Mike called the meeting to order at 6:35 PM. Everyone introduced themselves.

Minutes of May Meeting: *It was affirmed that the revised minutes of the May 11 meeting had been approved by email vote 5-0.*

Shoreland Zoning Ordinance Revisions: Mary Ann updated the Board that while confirming current zoning maps for Gretchen Heldmann to update our composite GIS map, it was discovered that the undated ordinance in the PB books was enacted by the town in 2008 but was never sent to the DEP for review and therefore is probably not legally in effect. Furthermore, it is not clear what map accompanies that ordinance, although likely that the 3 High/Moderate Wildlife wetlands on a 2006 IF&W map that some members have in their book are zones Resource Protection 250', while otherwise the 1997 map is still in place. Charlie confirmed that he is enforcing the 2008 ordinance.

DEP released a further revision to the Model Guidelines in February 2015. There is no deadline as yet for towns to adopt it and the major change from our 2008 ordinance is more relaxed expansion standards for structures within the SZ setback, not an issue that Thorndike really faces. If Thorndike pledges to put it on the March 2017 town meeting warrant, DEP will be satisfied. However, given the opportunity to update the maps now and confusion about which ordinance is in effect, all agreed the sooner the better to get this rectified. Mary Ann apologized about the confusion of the hearing and special town meeting, which wound up not being needed and did not allow for sufficient time for either map updates or landowner notification for any impacted by Resource Protection designation. The Republican Journal will be publishing the cancellation. Once there is a hearing and final ordinance approved by DEP, it would be ready to place on a warrant or the November ballot.

Following discussion of the options, including doing nothing, the Board decided it was best to bring our ordinance and map into current compliance at our earliest opportunity. The following policy decisions were made:

On a motion by Darryl, seconded by Mary Ann, it was voted 6-0 to have the Bureau of Forest Service enforce all timber harvesting provisions in the shoreland zone.

On a motion by Darryl, seconded by Doug, it was agreed to instruct Gretchen Heldmann to tentatively zone all freshwater wetlands in 250' Limited Residential Zone, except for 2+ acre forested wetland sections, which must be Resource Protection, and to meet on August 10 to review the maps, make corrections or changes as needed and prepare for a public hearing and other necessary public notices to any landowner impacted by the Resource Protection Designation. It was noted that while not evident on any map, that according to the ordinance the Floodplain portions of the Shoreland Zone along Halfmoon Stream had been put in Resource Protection in 2008. Therefore the result of moving to the 2015 model is likely a net decrease in shoreland zoning restrictions as some wetlands entirely surrounded by in Resource Protection will come out.

Mapping Updates: Mary Ann distributed the ROW research done by Bob and list of changes being given to Gretchen on the roads. Bob is still following the trail on the status of Depot Street, which is a part of the RR ROW. The 1997 map indicates the Town is responsible for maintaining Depot Street. We are looking for the source of that assertion. Gretchen will prepare a revised contract to include the shoreland zoning for the June 15 Selectmen's meeting, noting the maximum available \$2000. Her current contract is for \$1500 and she had 60 days from when all information is in her hands. Assuming the Selectmen approve the revision Wednesday night, she will have a draft ready for the August 10 Planning Board meeting.

Web Site Update: Kari and Mary Ann had training earlier that day and hope to have the new site on line by July 1. Mary Ann circulated and asked for feedback on the draft site map but allowed it was hard to read in bullet format. She hoped to be able to circulate the URL of the draft site for review prior to going live but short of that would welcome ideas for improvement once launched.

Jesse's Position: Jesse had emailed Mike and Mary Ann that if someone could be found to fill out his term, we would be grateful as he is over-committed and unable to make many meetings. ***On a motion by Mary Ann, seconded by Bob, the Planning Board recommended by vote of 5-0-1 that Brittany Hummel be appointed to fill out the remainder of Jesse's term.*** Brittany indicated that she would consider it.

Adjournment: The meeting adjourned at 8:00 pm.