

Thorndike Planning Board
8-10-16 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 (out of town)

Others Attending: Brian Croft (LPI), Gretchen Heldmann (Corson GIS), Kari Hunt (town clerk), Larry Hustus (Selectman), Dale Kohlmetz (citizen), Charlie Porter (CEO), Larry Ward (Selectman)

Call to Order & Agenda Review: Mike called the meeting to order at 6:30 PM. Everyone introduced themselves. No changes were made to the prepared agenda.

Minutes of June Meeting: On a motion by Darryl, seconded by Bob, the minutes of the June 8 meeting were approved as presented 6-0.

Review Draft Maps: Mary Ann noted that Kari and Larry had clarified questions Gretchen had about the tax maps ahead of the meeting so the group could focus on everything else. Gretchen introduced the draft by saying she thought it was easiest to just add the ROW width to the road name label rather than adding another set of codes. A wider line would not really work given the scale of the maps. ***The group agreed with this approach.***

It was agreed that we should have all the zoning appear on the individual tax maps and print them in color. We will make copies at Staples and sell them at cost. There is no need for a separate b&w road status map product.

The following changes were requested to the draft as presented:

1. Wingate Rd missing 3 Rod label
2. Change Fowler Rd routing to East Thorndike road to westerly spur (delete straight section to Palmer Rd)
3. Remove appearance of bridge over Wing Brook for Fowler/Coffin roads (stop roads on either side of brook)
4. Bob will check status of Murray & Cilley Rd crossings over Wing Brook
5. Changes spelling of Oaks Rd to Oakes Rd
6. Delete section of Young Rd from Ward Hill Rd to end of Ward property line. Move label to remaining section from Reynolds Rd.
7. Mill Rd is private.
8. Remove the following roads that are not part of our E911 system:
 - a. Loeb Ln
 - b. Long Last Ln
 - c. Hermitage Ln
 - d. Johns Wy
9. Remove other private road lines that have no names
10. Adjust private or state aid road symbols to avoid confusion on Blethen Dr when property line involved
11. Lengthen Moulton Hill Rd around to NW
12. Remove forested wetland symbol
13. Make SZ district designations easier to read, more distinct
14. Change wetland color to light green
15. Increase type size of brook names

16. Lengthen arrow for Stovepipe Alley to point to road (not RR)
17. Add label for Belfast & Moosehead Lake RR and change symbol to RR track symbol
18. Legend:
 - a. Add label for Road section
 - b. Add Hydrography section (river, streams, wetland)
 - c. Have Zoning Section with General, Shoreland and Flood Hazard subsections
 - d. Each zoning district needs "district" at end of name
 - e. Delete Town Road – Seasonal (we have none)
 - f. Change Abandoned Road to Town Road-Abandoned
 - g. Have font for title of map match (not Times)
 - h. Notes: Make sure dates of each source noted (e.g. parcels as of 4-1-16)
19. Cultural Features: Adding locations of school, town office, fire station, etc was discussed and agreed to skip. Everyone knows where they are.
20. Cemetery locations will be added if it can be done easily by GIS layer or by copying info on 1997 map.
21. There will be a general direction toward bolder colors with color blindness advice taken into account.

Shoreland Zoning Ordinance Decisions:

The following decisions were made:

- 1. Assignment of districts as shown on the draft map are correct.***
- 2. Choose not to regulate docks/piers or structures built over them.***
- 3. Do not want to force nonconforming lots to be combined.***
- 4. Do not want to include any land beyond minimums in SZ.***
- 5. We will allow clustering if total dimensional requirements are met.***
- 6. We will allow minimal accessory structures when nonconforming can't meet code.***
- 7. We will not authorize increasing setbacks on fragile lands.***
- 8. We will include retaining wall regulations.***
- 9. We will continue to have Maine Bureau of Forestry regulate all timber harvesting activities.***
- 10. We will add authority for selectmen to adopt & publish fees.***
- 11. We will enforce contractor certification requirement.***
- 12. We will send the draft ordinance & map for review to DEP and discuss comments at next meeting on September 14.***
- 13. On a motion by Darryl seconded by Bob, it was agreed 6-0 that we hold the Shoreland Zoning Public Hearing on September 28 at 6:30. Mary Ann and Kari will get notices to landowners proposed to be in Resource Protection & newspaper notice out by September 9. [Note: The hearing date has since been changed to October 12.]***
- 14. By the public hearing we will have reviewed the administrative & enforcement procedures in the ordinance against our Land Use & Board of Appeals Ordinances and make sure they agree.***

Lot Permit Activity Since Tax Bill Notices:

Kari reported that there had been a lot permit application filed and general increase in awareness since the tax bill notice went out. She will watch and coordinate with Jackie and Bonnie as notices come back from the Registry of Deeds and let Charlie know if landowners need to be contacted for an after-the-fact permit

Web Site:

Mary Ann thanked Erin and Mike for doing a proofread of the web site before it was launched. There was a thorough discussion of the pros and cons of publishing draft board minutes before they were approved. It was decided the risk of something being incorrect outweighed the benefit of having the information available sooner to the public. ***On a motion by Doug, seconded by Bob, it was moved that Planning Board minutes will not be published on the web site until they are approved 5-0-1 (Mary Ann abstaining).*** It was confirmed that minutes posted will be cumulative and not taken down. No other changes were proposed to the site at this time.

Jesse's Position:

Dale Kohlmetz was asked if he would serve. He declined at this time due to family issues but might be willing to join in April. ***It was agreed to ask Liz Sullivan if she might complete Jesse's term.*** The Selectmen agreed they would appoint her if she were willing to serve.

Other Business/Next Steps:

Gretchen will work on the map revisions sufficient to send for DEP review within the next 2 weeks and return on September 14 for another round of review. Mary Ann will prepare a draft of the Shoreland Zoning Ordinance to send to DEP for review with the map ASAP. It can be reviewed on September 14. Mary Ann gave notice she will not be able to attend on September 14 but would like to review an electronic version of the maps the week prior if available. Someone else will have to take the minutes on September 14.

Adjournment: The meeting adjourned at 8:20 pm.