

January 30, 2012 – Approved March 19, 2012
Planning Board Meeting

Ronnie opened the meeting at 7:05 PM members present Ronnie Oliver, Kim Oliver, Jean Pellegrino, Frank Carroll II and Adam Wardwell; Dave Coleman and Aaron Carroll were absent.

MINUTES:

Kim motioned and **Jean** seconded the motion to accept the minutes for November 21, 2011 and December 19, 2011 as presented.

Vote 4-0 In Favor – Frank Abstained

CORRESPONDENCE:

1. **Ronnie** read a letter dated January 10, 2012 and an application for Revision/Abandonment with a \$250.00 fee being paid. Ben Grover wrote that the company wished to abandon Lots 3,4,5,6,8,9, and 10 from the approved subdivision entitled Meadow Brook on the Emery Corner Road. The company wishes to leave the easement as exists past Lots 2 and 7 for future use to their remaining 170 acres of land. Mr. Grover continued by stating that he will have a new plan showing the elimination of lots for the board to sign and to let him know if there are more requirements.
Ronnie stated that on the application was written abandonment; this change to the subdivision is a revision of the plan not abandonment and the process will be started when Mr. Grover or his representative returns to the board with the plan mentioned in his letter.
2. Town clerk, Judy LePage forwarded to the board from Maine Municipal Association a written procedure to follow regarding zoning amendments, this procedure to be followed by the Board of Selectmen as well as the Planning Board.

OLD BUSINESS:

The board signed the Findings of Facts for both CIA Salvage and Homestead Auto Works conditional use permits for their respective businesses.

Ronnie stated that the voting on March 2nd would include the two ordinances proposed by the planning board.

Kim stated that these tow proposals were sent to the Selectmen and they held their own public hearings. It came to Kim's attention that the board never formally voted on the proposed building code ordinance and the ordinance changes to the procedure to be followed by the Planning Board.

Kim motioned and **Jean** seconded the motion to approve both of the proposed ordinances that will be appearing on the March 2nd ballot.

Frank asked did we hold public hearings on both of these ordinances?

Ronnie stated yes.

Frank asked if this is why he was asked to come to the municipal building to sign the proposal as a board member; he stated that he didn't sign it because no one could explain to him what it was all about.

Kim stated that the board had held workshops where the CEO, Norm Hutchins explained the new building code law; she wasn't quite sure why the Planning Board needed to hold a public hearing as well as the Board of Selectmen but Norm said it was needed. **Kim** continued by stating that when this all occurred it was noted that the procedure by which the Planning Board works was never incorporated within the town's ordinances like the Board of Appeal procedure. At a workshop the members referred to the MMA Planning Board Manual and took a sample ordinance out of the manual to be inserted in our town ordinances. If approved this will be the basic structure of the procedure to be followed by the Planning Board.

Ronnie stated that the Selectmen brought up the fact that the minutes did not reflect an official vote.

Frank asked how many came to the public hearings?

Kim stated that besides the board members there were a few at both hearings.

Ronnie asked if there were any more discussion?

Frank stated that it was odd that the board would send these on to the Selectmen without a vote.

Ronnie stated that it was decided at meetings but the official vote was just neglected and that is what we are doing now, voting on and approving these changes.

Vote 5-0 In Favor

Kim stated that going back to Judy's information from MMA, this is the situation that prompted her getting this information from MMA. Prior to this the boards had no formal written procedure to follow, now all boards have this procedure to follow.

Ronnie stated that the next thing to be discussed is the 2012 budget. He stated he had prepared a budget that was a little over \$6,000.00 based on the needs of the board and both the Selectmen and the Budget Committee cut that proposal to \$5,125.23. The secretary hours had been proposed at 20 hours per month the same as 2011 and that was

cut to 12 hours per month. Ronnie stated he met with the Selectmen to ask them to reconsider and they were adamant to keep the hours at 12 per month also adding that this time was to be spent as follows: 4 hours the week before a meeting, 4 hours the week of a meeting, 4 hours the week after a meeting and no hours the other week or two weeks each month. The Selectmen also added that this schedule is to be followed until March town meeting.

Ronnie stated that he wanted to go on record that he does not agree with the Selectmen and Budget Committee's decision.

Frank stated that the Planning Board performs a function for the town, doing the town's work. If the Selectmen wish to control our budget like this maybe they should slow down the code enforcement office, half of our boards work last year were work and workshops on town ordinances. If our workload comes from the private sector they cannot control that, it has to be done, but they can control code enforcement, but we need to do our work, that's my opinion.

Ronnie stated that reviewing of town ordinances is part of the boards job but the cuts were to the secretary time, there haven't been any raises or cost of living increases in four years for our employees and it isn't right that we don't look out for our town employees.

Frank stated over half the work was on town ordinances, we also had other work including subdivisions and conditional use permits.

Kim stated that the school budget increased 4% and that isn't too bad but it's such a big dollar amount, the county budget on the other hand increased 32% with 5% employee raises and we don't do anything for our own people, I agree this isn't right.

Frank asked how the decrease was going to effect how the board operates this year?

Ronnie stated last year we spent within the budget at about \$5,700.00 and we brought in about \$4,500.00 in income.

Frank stated with less money this year we are going to have to cut somewhere, but where?

Kim stated that since the secretary was not here when AH Grover's revision was discussed she wanted to ask the secretary about the plan.

The **secretary** stated that Ben Grover said he will attend the next meeting with the new plan but wanted to get an idea of what the board needed before he spent the money on a plan that would not be correct. Mr. Grover was told the plan should reflect all the changes to the original subdivision plan. Mr. Grover stated to the secretary that the plan would show two lots and the existing right of way and the eliminated lots would be contained within the large lot.

Jean asked if the board needed to go through this revision like it were a new subdivision including a public hearing and site walk?

Ronnie stated that it was his understanding that the procedure would be at the discretion of the board and it may not be necessary to follow the entire procedure.

Kim stated that Dave Coleman might be the only existing board member to be on the board when this subdivision originally was approved.

Ronnie stated that the procedure would be discussed when the board has the plan from Ben Grover or his representative.

Ronnie discussed the fact that the next meeting was scheduled for February 20th and that was Presidents Day. The board decided that the next meeting would be held the following Monday, February 27th.

Having no more business to be discussed, **Jean** motioned and **Kim** seconded the motion to adjourn the meeting.

Vote 5-0 In Favor

Respectfully submitted,

Joanne L. Andrews
Secretary