



January 19, 2022

Planning Board Workshop Action Items

1. Land Use Ordinance Discussion
 - a. Solar Farm (use tab/definition) - **All**
 - i. All board members review Solar Committee Presentation
 - ii. Look at links in presentation and the suggested checklist from Greenville
 - iii. What other info do we need? other towns' ordinances/guidelines & checklists
 - iv. State & Audubon Guidelines and/or MMA or GPCOG guidance or templates
 - v. Criteria - location topography and acreage
 - vi. protection of farmland –
 - vii. Do we need an ordinance or just guidelines in Site Plan Review ordinance/checklist and why?
 - b. Brewery/Brew Pub (use tab/definition) – **Sandy & Jeff primary**
 - i. Difference between the two, common definitions
 - ii. Distinction between use – restaurant vs bar/pub
 - iii. Noise, hours – if they serve alcohol do they have later hours
 - iv. Sample ordinance from other towns to use as a template.
 - v. sewer vs. septic – apples to apples
 - vi. which zoning districts should it be allowed
 - c. Commercial Wastewater (definition) – **Chip primary**
 - i. Domestic, Commercial, Industrial
 - ii. definition from HHS or DEP
 - iii. should commercial and industrial uses and definitions be split out?
 - iv. How do surrounding towns define and regulate?
 - v. See hand out from Ryan
 - d. Open Space References - **Ryan**
 - i. People want to understand it more
 - ii. More control over what developer do with open space – not legal unless it is a contract zone.
 - iii. Change % - is it necessary
 - iv. Unless they gift it to the town – then we have no control, would the town want control over any open space in a sub-division
 - v. Must be contiguous so assessor doesn't have to create a separate map and lot – per York Ridge & Village Center Phase 2 issues
 - e. Setback Village Center District – **Ryan**
 - i. Waiverability for impact for natural features e.g., Topography, wetlands, well/septic separation – define things we can't change, don't impact neighbors
 - ii. Look at language in ordinance for waivers and modify for all areas of ordinance

- iii. Keep waiverability uniform for same criteria throughout ordinance
- iv. Clarify that in Village Center side setback max 25' applies to only one side
- f. Accessory Dwelling Units (LUO SECTION 11.1 ACCESSORY APARTMENTS) – Audrey
 - i. Change title to Accessory Dwelling Units, delete apartments
 - ii. Distribute info from Living Well
 - iii. Consider Change % - what does info suggest?
 - iv. Growsmart Maine for info
 - v. Cumberland made changes in recent past
 - vi. May be as simple as changing % and nothing else in ordinance