I. Roll Call

Members Present: Chris Maas - chairman
Lisa Laser
Louise Ringle
Herbert Aumann

Also present: Connie Sands, CEO
Brian Gaudet, Deputy CEO

This meeting was recorded.

II. Minutes – Minutes of the September 6, 2018 meeting were approved.
   Motion to approve made by: Laser
   Seconded by: Maas
   Vote: 4 approved 0 opposed

III. Public Hearing on the new proposed Land Use Ordinance & Mega Projects Ordinances.

Consulted Gwen Hilton gave a brief overview to the public that the new 3 Land Use Ordinance were presented to the town’s planning board, by the Land Use Committee. And that it will be the town’s planning board that will be making the final decision on approving the final drafts, before sending to the voters in November. The town will be looking at 3 new ordinances, which consist of a new Land Use Ordinance, Land Use Ordinance pertaining to Mega Projects: Transportation Corridor, and Land Use Ordinance pertaining to Mega Projects: Water Extraction. The public will be able to vote on each one separately. On October 26, there will be a public meeting pertaining to what’s on the November ballot. The Mega Project Ordinances were designed to have the frame work in place, for the possibility of mega project coming to Dover-Foxcroft. The ordinances are also amendable if a different type of mega project presented itself, such as windmill farms for example. The New Land Use Ordinance was designed to build off the existing LUO, and enhances it to consist of what was working and what wasn’t. It also has a new Land Use Table that breaks down the new zones and what is allowed in those zones. The whole design behind the new table was to stream lining permitting. The CEO will be allowed to review smaller projects and approve, without going to the planning board. The new ordinance also has a new category with minor, major, and mega that pertains to site plan review. The new land use map has some renaming of zones, and new zones were added. The new map has 8 zones which are Commercial, Downtown, Hamlet, Industrial, Light Industrial, Rural Residential, Farm and Forest, and Village. The reasoning behind the land use table and map is to make sure that the uses are compatible with the districts. Gwen Hilton went on to discuss how the mega ordinances were laid out, and what an applicate will have to grow through to bring their project into the town. She continued to discuss this topic in length. At that point in time the board opened up the floor for public comment.

Nick Calderon asked the board if any company had approached the town in regards to bringing a mega project, and this was the reasoning why the mega project ordinance had come about. He had also had a suggested that after the town’s planning board finished with a project, could it be brought to the voters for a town vote. Had the board consider this? The board replies to this was, this was the best way in protecting the town against a mega project, was to have a mega ordinance in place.
They also felt the town could not just stand up and so no to a project, they felt that the town would lose in court. The best way to control is by placing the ordinance into effect. Nick also asked the board if a company seized land by inmate domain, do they have to pay fair market value. The board felt that a private company could not in fact do that.

Sidney Mitchell from Lincoln Street was the next citizen to address the board. Her feelings were that private companies use alternatives to get there projects in and passed. She feels that if the town votes to pass the mega ordinance, the town will be agreeing to let mega projects to move forward in town, because as long as the criteria is meet the town is ok with. She feels strongly against this it stated she will not vote for the mega ordinance. Sidney felt that the water extraction ordinance was also concerning, but some of her concern were already in the ordinance; she stated she didn’t read the ordinance. She feel that most companies are corrupt, if allowed in town the will ruin the town, her recommendation is to just stand up and say no.

Herbert Aumann of Bear Hill road suggested that maybe the committee put in some type of catch all sentence, to protect the town from any type of mega project that could come forth in the future. He feels that there is so many new and creative ways to do mega projects that the current proposed ordinance might not be covering them all

The planning board and the public continued to discuss these concerns in length for the duration of the minute. The planning board discussed if they would like to make any changes or leave the ordinance the way it stands. The board had to make a decision tonight, due to the deadline of October 5th. The board also discussed how to have the maps out during the vote so the town’s people would have something to look at before the vote. The meeting went into a closed session for the board to discuss in private at that point.

IV. Open Session

CEO Connie Sands and Brian Gaudet brought before the board a proposed project presented by the Tractor Supply Company on West Main Street. The proposed project consisted of installing a 1,000 gallon propane tank in the parking lot of the store, to be used for filling smaller individual propane tanks. Both code officers were looking for recommendations from the board of whether or not consider this project part of there existing use, which can be permitted by the CEO’s under an accessory use of their current business. The board felt that the new proposed project constituted as a new use, from which they were currently permitted for. The board advised the CEO’s that this projected needed to go through the site plan review process. The CEO’s advised the board they would notify the tractor supply company and advise them, that their proposed project has to be brought in front of the town’s planning board.

V. Meeting adjourned

Motion to adjourn made by: Aumann
Seconded By: Ringle
Vote: 4 approved 0 opposed