

PLANNING BOARD MINUTES

April 8th, 2019

CASCO COMMUNITY CENTER

7:00 P.M.

MEMBERS PRESENT: Stan Buchanan, Ray Grant, Jim Macklin & Lynne Potter

MEMBERS ABSENT: Ted Beckner & Edward Phipps

STAFF PRESENT: Alex Sirois, CEO; Jim Seymour, Town Planner & Sandy Fredricks, Planning Assistant

PUBLIC PRESENT: Don Toms, Bill Walsh & Silas Canavan

Lynne calls the meeting to order at 7:00 p.m.

Lynne states the first item on the Agenda is approval of the January 14th, 2019 Minutes.

Jim moves to approve the Minutes as written.

Stan seconds.

Any discussion? None.

All in favor? 4 yes (Stan, Ray, Jim & Lynne) – 0 no – 0 abstain

Lynne states the next item on the Agenda is Cove Communities has submitted a request for an amendment to the Zoning Ordinance, allowing Campgrounds within the Zone.

Bill Walsh, Walsh Engineering addresses the Board as the representative of Cove Communities. He states they are requesting a text amendment to permit campgrounds within the Commercial zone and of course in accordance with the standards that apply to campgrounds. He continues that as you may or may not know, Campgrounds are not a permitted use in the Commercial zone, however, they are permitted in the Residential zone, which is probably the majority of the community. This seemed a little odd to us.

Bill further states that he met with Jim Seymour and Alex and discussed some of this, but what prompted this was that Cove Communities has purchased property known as Map 3, Lot 33, located on Route 302 which is adjacent to Point Sebago. The property contains 30 acres and is in a Commercial zone. Cove Communities would like to develop the property as a Campground.

Bill continues that in the Comprehensive Plan campgrounds are listed as a commercial use. They are not necessarily discouraged anywhere in the Comprehensive Plan in the commercial zone as some things are. There is a survey in the Comprehensive Plan where you could say 70% wanted campgrounds permitted or allowed in the Town. In looking through the Commercial zone, it is interesting what uses are listed as permitted

some seem much more intensive than campgrounds; therefore, we feel campgrounds are a good use within the Commercial zone.

Bill goes on to explain that there is a 100' setback required; the use would not impact the school district; it would be seasonal use; it would not add to infrastructure costs, it may add to the tax base and they acknowledge there may be some additional costs for emergency services. Bill wraps up by stating they are hoping to be able to put this forward to the June Town Warrant in order to develop same.

Lynne asks Alex if he has anything to add; he says not really; Bill summed it up very well. Campgrounds being allowed in the Residential zone and not Commercial zone; it seems that it should be permitted in the Commercial zone as it's really a Commercial use.

Jim Seymour states he agrees with Alex; we were surprised it wasn't a permitted use. He continues that as long as they follow the Performance Standards, we don't see an issue. Alex states it would require Site Plan approval so it would be reviewed. Jim Seymour states it really is mind blowing that it is an allowed use in Residential zones, but not Commercial zones.

Ray states it makes perfect sense to put this in the Ordinance.

Stan states that for clarification, if we make this change, it will affect all campgrounds, correct. Alex confirms this and explains that Crooked River Campground and Point Sebago are both in portions of the Limited Residential/Recreational zones.

Stan asks for confirmation that they have to come back for Site Plan review. The Board confirms this. Stan states it makes sense to make the change; it should have been there in the first place.

Alex states the Board should make a motion to have a Joint Meeting and Public Hearing with the Board of Selectmen at the next available date.

Jim M. moves to hold a joint meeting and public hearing with the Board of Selectmen at the earliest date available.

Ray seconds.

Any discussion? None.

All in favor? 4 yes (Stan, Ray, Jim & Lynne) – 0 no – 0 abstain

The Board instructs Sandy to discuss this with Town Manager, David Morton, and advise them of the date for the meeting.

Lynne opens the Public Hearing regarding amendments to the Zoning Ordinance. There being no one present to speak; Lynne closes the Public Hearing.

Alex states we have the two proposed amendments to the Ordinance here, one being Kennels and the other being Filling. He continues that if the Board wishes to send these on to the Board of Selectmen for action to place on Town Warrant, they need to make a motion.

The Board wishes to discuss the amendments with Alex and Jim S. Alex explains that the Filling Ordinance amendment was worked on by Jim S. and him; it expands what is included in "filling". He continues that if someone wants to fill their backyard, it would have to be for a specifically for the actual construction of whatever it was they were building. Jim S. states you don't need a permit unless it is in excess of 100 cu. yds.

Ray states to confirm, if you are building a house, this doesn't apply; you can exceed this amount. Alex states this is true. The Board discusses various items listed. Alex states that #2, the cubic yards, is always the trigger. He continues that we simplified it to 100 cu. yds. If it is over 100 cu. yds., he can deal with it as CEO. He continues that the last change is the definition. Jim S. states he and Alex pulled this together from reviewing other Towns' definitions.

Stan asks Alex if these changes make his life easier. Alex states it's actually easier for the Board. Jim S. states it is less expensive for the public. Alex explains that Raymond, Naples, Bridgton and Otisfield don't have anything in their ordinances on filling.

Lynne states she feels these changes make sense.

The Board goes on to review of Kennel amendment. Alex explains that we have upped the number of dogs to five (5); we revised the definition to add "for a fee". Jim M. states the people that prompted this change were rescuing dogs and getting them homes; does that constitute for a fee? Alex states that it is not necessarily for a fee. The rescuing wasn't the issue; it was more the selling of puppies that triggered this.

Ray asks if this will prohibit Doggie Daycare operations. Jim S. and Alex stat that would be harder to enforce.

Stan asks if this is specifically dogs or does it include cats. Alex states cats are included and six (6) or more cats require a kennel license.

Jim M. moves to forward the Kennel and Filling ordinance amendments to the Board of Selectmen for inclusion on the June Town Warrant with the full support of the Planning Board.

Ray seconds.

Any discussion? None.

All in favor? 4 yes (Stan, Ray, Jim & Lynne) – 0 no – 0 abstain

Lynne moves to adjourn.

Jim seconds.

Any discussion? None.

All in favor? 4 yes (Stan, Ray, Jim & Lynne) – 0 no – 0 abstain