



Unified Development Ordinance Committee

**Meeting Minutes
September 1, 2011
9:30 am**

Members Present: Alan Doolittle, Bill McLane, Jim Strandquist, Marci Berry, Tom Vincenz, Becky Noble, Eddie Walters, Carol Santavicca, Bill McDonald, Dave Stuart, Al Seibert

Members Absent: Charlie Nern

Staff Present: Sandy Wood, Cindy Nelson

Others Present: Landin Holland, Bob Tone, Carol Scott, Karen Joseph, Leon August, Sybil Kesterson

1. **Call to Order**-Meeting called to order at 9:30 am.
2. **Agenda Comments**-None
3. **Approval of Minutes**-from the July 6, 2011 and July 21, 2011 meetings. There were corrections needed to both sets of minutes. **Bill entertained a motion that both sets of minutes be approved as corrected and amended. Motion made by Alan. Second by Marci. Motion approved unanimously.**
4. **Old Business**-None
5. **New Business**
 - a. Discuss Articles 7 through 10 of the Draft UDO

Discussion opened and the Committee was encouraged to make comments and suggestions on Articles 7 through 10 of the UDO. Comments and suggested changes are listed as follows:

Article 7

Page 7-21; Section 7.29-Package Treatment Plants-there was discussion at an earlier meeting to omit this section since public sewer was being installed through the town. Landin suggested this section be retained in case it was needed for future reference.

Page 7-21; Section 7.30-Private Non-Commercial Piers and Docks as Regulated By CAMA. Landin and the committee discussed what the intent of the section title represents. After some consideration it was decided to help clarify its meaning and add “where CR-1 zoning borders MB-1 and BB-1 zoning districts. Also, better define the section, define private and commercial piers, and state that only a public access pier would be permitted; not a pier that would have the sale of gas, snacks, or transient access.

Page 7-22; Section 7.32 Skating Rink Business-this section will be removed as it seems arbitrary and skating rinks will be moved to a special use under Family Entertainment Centers in the MB-1 district.

Page 7-23; Section 7.33-Storage Facility-restate this section to say that storage facilities are only permitted as an accessory structure for golf courses located in the MR-3 zoning district.

Page 7-23; Section 7.34-Telecommunication Towers-add language that would regulate aesthetics for the towers.

Page 7-29; Section 7.35-Temporary Uses (C) (3)-Bill McDonald asked what could be done about nonprofits being allowed to sell lemonade and the like. Landin said language could be added to allow for organized nonprofit sales.

Page 7-34; Section 7.36 Video Gaming Machines-remove this standard in lieu of the more updated standard-Electronic Gaming Operations on page 7-15 Section 7.21.

Page 7-35; Section 7.37-Watercraft Rental Business-(H) change “demonstrate that is” to “demonstrate that it”. (B) Change the “Board of Adjustment approval needed for site plans” to the “Planning Board approval needed for site plans”.

Page 7-36; Section 7-38-Design Criteria for Mixed Use Districts-if the town would approve another Mixed Use District (MUD), then the standards would need to be redefined. Remove the statement that an MUD cannot be within 3 miles of another MUD. If there would be another MUD then it would become an MUD 2 District or possibly a PUD.

Article 8

Page 8-3; Section 8.6 Nonconforming Vacant Lots-add a graphic for visual effect.

Article 9

Page 9-2; Section 9.3- 9.3.1 General Requirements for All Buildings (C) change to say that variations to this standard can be approved by the Planning Board.

Page 9-6; Section 9.5 Technical Review Procedure (B) (5) Omit “Architectural Permit” from the sentence. A permit application package would already be submitted including the necessary documents.

Page 9-9; Table 9-1- Required Off-Street Parking Spaces-Landin said he had some unique approaches for parking requirements that may aid in the number of spaces for each building type. He will bring that information for the committee to review at the next meeting.

Page 9-16; Section 9.11 Off-Site Parking (B)-add that a legal instrument would not be required for overflow parking.

Page 9-18; Part III Outdoor Lighting-this is an all new section. Dave suggested the local electric company, BEMC, take a look at this and give some input. A request will be made to BEMC to have a representative attend one of the upcoming UDO meetings.

6. Public Comment-None

7. Adjournment-meeting adjourned at 11:30 am. Bill entertained a motion to adjourn. Motion made by Al. Second made by Bill McLane. Motion carried unanimously.

Bill McDonald

Bill McDonald - Committee Chairman

Cindy Nelson

Cindy Nelson - Committee Secretary