

## Meeting Minutes March 30, 2017

1. Meeting called to order by Fred 6:30 pm.
2. Those in attendance: Valerie, Fred, Kathie, Wanda, Mike, Bob, Richard (missing Andrea)
3. Consideration of the minutes from March 16, 2017. (Moved and seconded by Mike and Bob to accept. Approved 7:0) minutes of March 18, 2017. (Moved and seconded by Kathie and Wanda to accept. 7:0)
4. Each person on the committee shared what he/she had in mind for Land Use.

Mike started the conversation by sharing that he liked the way the town is laid out. He feels a land owner should be able to do what he/she would want to do on their land. He feels there should be no zoning. He gave the example of Pinkham's flat; where it might be a good place for commercial development and by limiting what could be done on the land might stop a potential opportunity for a landowner.

--Fred suggests and acknowledges the history in Lamoine and what the town decided on as far as gravel extraction. He suggested three ideas:

- 1st idea: Development Zone should stay the same.
- 2nd idea: The Residential Zone on the Buttermilk Road does not make sense ~ There is already mixed development on the Buttermilk Road so that is more reason for it not being zoned residential. ~ He thinks it should be zoned rural and agriculture - with limited commercial like most of the town.
- He also thought abandoned pits could possibly be part of a development zone.

--Bob shared what he would want for Land Use ~ He would like to see some things protected such as: Blunts Pond, which is a resource for the community. He also thought the Development Zone should be kept the same ~ maybe a hybrid use ~

He said it is hard not to see what has been done because of gravel mining. ~ What concerns him is ~ At what point should there be protection around areas such as Blunt's Pond? It is a natural resource and so are areas such as the Lamoine Beach, Raccoon Cove, and other areas around town.

He also stated a lot of places should be kept in residential or rural and agricultural zone. ~ Having a village designated would also be an idea. He stated he wants to be a good neighbor and wants to be mindful that we are watching the gravel industry.

--Valerie shared she would like to see most of the town being kept rural and agricultural zone. She raised the question of needing more areas designated as residential. She would like to see Mill Road as being zoned Residential; possibly other areas that would not lend itself to having motels/hotels or trailer parks in that area.

-- Wanda would not mind seeing the Buttermilk Road being kept residential. Wanda shared that the road was zoned residential when she first moved there, and would like it to be kept that way. She would also like to protect natural resources and would not want to see a Gaming Industry move to Lamoine. Over time, she has seen many uses that are not residential uses on the Buttermilk Road. Fred stated the zoning ordinance was put into place in 1996 and some things may have been grandfathered on that road. Wanda stated, the Buttermilk Road doesn't look that different from the rest of the town. She also stated neighbors on the road

would not want to see motels or hotels or mobile home parks on the road. She also wants the natural resources protected.

---Kathy expressed she had a hard time at first with the process of mapping what she would want for Land Use in Lamoine, but considered the Land Use Code and Land Use Plan. ~ Through the process, she decided, "If it is not broken why fix it?" She also explained the first part of the Land Use Plan; which is deciding what parts of town should be designated as growth areas. She also stated there are Growth Area Exceptions ~ areas we are proposing not to have the potential for growth ~

- She also thought about ~ if there was something we would want to develop more? Possibly tourism ~
- Do we want to promote Lamoine as a tourist destination? If we do, what does that mean?
- What are the needs in the community to attract tourists? How many new people would it attract?
- Who may be coming to the Jackson Lab? Who may want to settle in Lamoine? There is pressure on housing. Should Lamoine provide more housing?
- She also may want to focus on what we want to preserve?
- We need additional clarification for backyard farming.
- Review specifics ~ such as wildlife habitat, protection of resources, which should be designated in our plan?
- Feels we should designate Lamoine Corner as a historic district and explore that idea. Are there other areas that we should consider?
- The other thing to consider is Preserving the remaining shore front? Possibility for access and/or maintaining scenic views.

Richard asked for clarification of an abandoned pit? Are there any abandoned pits that are actually abandoned? Fred stated there are some that are abandoned, older pits that did not need a permit. Fred explained that it would be incentives for reclaiming a pit.

Bob thought there was difference between property rights and protecting people's interest. If there are pits that have not been used and if they are aware of an incentive to reclaim it would be a good idea. There is nothing more important to this town than the water. We are blessed and I am going to be an advocate to protect it.

Fred stated a state goal is to designate growth areas and rural areas. He said it didn't seem to fit really well for Lamoine. He said at some point we may not have residential growth areas. Kathy said we could provide convincing argument that we don't need to have growth areas.

Started looking at #4. Required Elements for Future Land Use Plan ~ Analyses Questions.

1. Does Future Land Use Plan Align and/or conflict with the community's vision statement?
2. Is the configuration of growth area(s) shaped by natural opportunities and/or constraints? Not looking for growth ~ Protect rural
3. How does it relate to recent development plans? ~ minor housing development

4. Given current regulations, development trends, and population projections, estimate how many new residential units and how much commercial, institutional, and/or industrial development will likely occur in the planning period? Doesn't really apply to Lamoine.
5. How can critical natural resources and important natural resources be effectively protected from future development impacts? Fred shared there is one critical natural resource which is shore bird nesting in Raccoon Cove ~ setting up a meeting with Tom Schafer regional biologist to discuss recommendations to make for breeding habitats.

Had a discussion about having another survey and questions Fred developed. Bob said the Select Board has started to generate questions for a survey as well. Fred also stated the Recreation Committee is also considering using survey Monkey.

Fred thought we shouldn't make any decisions, but we will need to give some thought of questions we would ask the community. We will discuss at the next meeting survey questions to add on to Fred's suggestions. It was also noted that Andrea is going to compile the questions we have shared at previous meetings that are potential questions to put on a survey.

Homework for next meeting, March 30: Come up with questions we would want to include in a survey?

Fred suggested asking people on the Buttermilk Road to attend a meeting. What would be the ramifications of changing the zoning on this road?

Mike passed out Inventory of Town Owned Land and we took a little time looking over the maps that Mike put together. Kathy shared that we don't own Lamoine Beach Park we only lease it. ~ The state owns it.



Next meeting: April 6, 2017 April 20th (Attentive)  
Marine Resources draft (Kathy and Val)  
Survey Questions to add on to Fred's (All members of committee)  
Natural Resources analysis questions (Kathie and Val)  
Water Resources analysis questions (Kathie and Val)

Adjourned: 8:05 pm.

