

**PLANNING BOARD MEETING
MINUTES**

Minutes of the Augusta Planning Board meeting held on June 28, 2016

Board members present: Justin Poirier, Alison Nichols, Steve Dumont, Pete Pare, Delaine Nye, Bill McKenna

Board members absent: Heather Pouliot, Corey Vose, Tom Connors

City staff present: Matt Nazar, Betsy Poulin

Guests present: Jordan Barnes, Richard Barnes, Patrick McInnes

Public Hearing: General Rezoning. Proposed reclassification of one parcel of land from the Rural Ponds District (RPDS) to the Rural Village District (RV). Assessor's Map 15, Lot 9. Located between 921 and 985 Eastern Avenue.

Matt Nazar gave an overview of this agenda item.

Alison: Is there a reason why this is coming up now, when it wasn't included in the 1998 rezoning proposal?

Matt: There are some thoughts about developing this parcel, with the abutting parcel. The applicant can speak to future plans.

Applicant/Owner: Jordan Barnes. Future plans would include a single building. A two bedroom house for now.

Public Hearing Opened:

Public to Speak in Favor of the Application:

Richard Barnes: In 1998, with the help of Elliot Thayer, the parcel was changed to Rural Village by presenting information that the watershed boundary and the zoning didn't line up. This ½ acre parcel was not under his ownership at the time, therefore it was not rezoned. Jordan bought the parcel about a year ago.

Public to Speak Against the Application: None.

Public to Speak Neither for nor Against the Application: None

Public Hearing Closed.

Board Discussion:

Alison: Did some comparisons between the RV and RPDS district and there are many more uses allowed in RV. Retail options are permitted now. Feels the rezoning is appropriate.

Delaine: Made the same observation as Alison made. The small parcel looks like it should be the same use.

Peter: Alison, was your comment an observation or a concern?

Alison: An observation.

Motion by Delaine: In the matter of the general rezone for one lot to the Rural Village District, owned by Jordan Barnes, location on Eastern Avenue between 921 and 985 Eastern Avenue, the existing zoning is Rural Ponds District; the subject property is Tax Map 15, Lot 9, the current use is vacant. Makes a motion to send to City Council with the recommendation that they rezone the property.

Seconded by Steve.

Vote: 5:0. All in Favor. Motion passes.

This can move to the next available City Council informational meeting.

Public Hearing: Land Use Ordinance Revisions.

Matt: The revisions are generally for removing the 1988 Growth Management Plan text and changing it to 2007 Comprehensive Plan.

Alison: Are these all the 1988 Growth Management Plan references?

Matt: Section 300-506 needs a complete re-write and will need to come to a future meeting. This does remove all the 1988 Growth Management Plan references.

Delaine: Please add the revision to section 300-106B to add the "and".

Matt: Yes, this has been revised.

Alison: Section 300-506 is the Environmental Standards Section and is quite detailed.

Matt: The 2007 Comprehensive Plan does not address this directly, so swapping the references wasn't an option.

Delaine: Do we send this to City Council?

Matt: A recommendation can be made to send it to City Council, but the recommendation can be held until a later date, especially with wanting to add the section 300-506 revisions.

Motion by Delaine: I move that in the matter as discussed tonight about the 1988 Growth Management Plan references that we send this to the City Council with the recommendation that it be approved with the caveat that section 300-506 will be reserved for further discussion at a future planning board meeting.

Seconded by Alison.

Vote 5:0. All in favor, none opposed.

Alison: Move to accept May 10th as amended.
Seconded by Steve.
5:0:1 (Pete abstained)

Alison: Move to accept June 14th as amended.
Steve: Second.
5:0:1 (Bill abstained)

Adjourn

Motion by Alison to adjourn at 7:28 pm.
Second: Pete.
Further Discussion. None.
Vote: 5:0. All in Favor. Motion Passed.

Minutes by Betsy Poulin, Assistant Planner.