

Comprehensive Plan Committee Minutes January 12, 2017

The Comprehensive Plan Committee (CPC) was called to order at 7:00 p.m. Comp Plan members present were: Sandra Hall, Chair; Susan Bates, Jane Conrad, and Ray Emerson. Also present: Tim Polky, Assistant to the Town Manager; Randy Elwell, Select Board Representative.

The minutes of the November 17, 2016 were reviewed. A motion was made by Conrad, seconded by Emerson, to approve the minutes. The vote was taken; the minutes were approved as written 4-0.

The committee received the inventories for Marine Resources (in their packets) and Transportation (given out at the meeting). Eric Gallant worked on these inventories and the committee's homework will be to review and add any information that Gallant did not have for our town. The committee will discuss these sections at the next meeting. Conrad noted there were blanks/hyphens where information should be inserted. Conrad volunteered to work on the Transportation section.

Bates discussed her changes to the Housing and Land Use sections.

Section 4 – Housing

Remove highlighting

Page 1, first sentence: change 2017 to 2016

Page 5, Workforce Housing – keep in inventory; delete (~~move to goals & strategies~~)

Second paragraph in Workforce Housing – delete last line (~~this paragraph may need to be rewritten~~)

Section 8 – Land Use

Remove highlighting

Page 1, delete highlighted sentence concerning updated maps

Page 2, second paragraph, delete comment (~~This is something that Phil Carey wants to talk with us about.~~)

Page 4, paragraph 4, change 604 to **609**; percentage change 34% to **36%**; delete last question (~~Total in forestland?~~)

Page 5, delete (~~There are no new easements.~~)

Page 6, Ordinances – add the following years to Shoreland Zoning Ordinance revisions – **2013, 2016**

Discussion concerning Maine Coast Heritage Trust, High Island, Bamford property and conservation easements. The Town has some information on easements but not all of the easements are sent to the Town Office. There is no obligation to notify the town if there is an easement; some people do but not always. Bates will contact the Island Institute, Maine Coast Heritage Trust, Nature Conservancy and Coastal Mountain to update any easements that they have in St. George. Bates noted there were 11 easements noted in the inventory but only 9 were listed. Where are the other 2?

As the committee gets closer to having the plan completed, Polky plans to either contact Phil Carey to discuss the revised plan or Polky may send him the revised plan so Carey can review it and then Polky will contact him. One of Carey's comments was the committee needs to define "low impact". The previous CPC put low impact in for small industry and how it would affect the neighbors and environment. The State's definition of low impact is an activity that does not have a detrimental or adverse effect on the environment.

In the Comp Plan there is low impact, light impact and intensive impact. Chair Hall wondered if they meant the same thing just worded differently. Polky commented that Carey would like to see an Impact Fee Ordinance written. Conrad asked if the CPC should write the ordinance; Polky said what the CPC is tasked with is if the committee feels that an ordinance should be written, it should be added to the Goals and Strategies section as “The Planning Board should review the possibility of adopting an Impact Fee Ordinance”. The Planning Board writes the ordinances.

Discussion concerning a Glossary, do we have one; should we add one. Polky found a glossary but it was an older version. Polky said there is another version and Cherie will try to locate the glossary and email it to the committee for review.

The Goals & Strategies section was discussed. The committee decided to use the word “light” instead of “low” throughout the document.

Under Economy

Page 1 – Policies, combine the first 2 policies: Support existing commercial activities in St. George and encourage the development and expansion of light impact business in St. George.

Strategies should be: 1. Light impact business development that does not conflict with the character of the Town, overtax public facilities, or harm natural resources.

Responsibility/Date: Planning Board/Ongoing

Page 4, Strategies, box 4, delete “~~intensive impact~~”

Under Responsibility: Remove “~~Assistant Town Manager~~” in entire document

The committee scheduled the next 2 meeting dates:

- February 2 at 7:00 p.m.
- March 2 at 7:00 p.m.

There was no further business. The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Cherie A. Yattaw, Recording Secretary