

**RICHMOND PLANNING BOARD
TUESDAY, OCTOBER 23, 2012
TOWN OFFICE MEETING ROOM
6:00 P.M.**

MINUTES

1.0 CALL TO ORDER

Present: Russ Hughes, Jeffrey Severance, Tom Nugent, William Schellinger, Jessica Alexander, Larry Srock and Code Enforcement Officer Ryan Chandler

Others Present: Nadine Hinkley, Shirley Tourtelotte, Rick McKellar, Vicky Boundy, Gerald & Beverly Schweitzer, David Perron and Fred & Caroline Case

2.0 UNFINISHED BUSINESS - None

3.0 NEW BUSINESS

**Habitat for Humanity, 0 Bridge Street (Corner of Bridge Street & Railroad Tracks), U03-016-01
Exterior Architecture – Development Review / Public Hearing**

David Perron introduced himself to the Board and gave a brief overview of the project. He talked about the Ranger family and explained the different facade materials.

William Schellinger made a motion to open the floor to public comment, Russ Hughes seconded, motion passed 6-0.

Gerald Schweitzer asked if the trees on the back property line would remain and if the house was going to connect to public water and sewer. David responded that the trees would remain and that the home would be connected to public utilities.

There was a brief discussion on work hours and construction timeframes between David and the public. David said that typical work hours were between eight and three and the completion timeframe was February.

There being no further public comments, Jeffrey Severance made a motion to close public hearing, Tom Nugent seconded, motion passed 6-0.

Russ explained where the facade criteria was located in the Land Use Ordinance and the Board compared the criteria to the supplied list of materials. Russ expressed concerns with the blue siding selection because the Board didn't have a sample to look at. After a brief discussion it was determined that if the

homeowner selected the blue siding that Habitat for Humanity would provide a sample to Code Enforcement Officer Ryan Chandler for approval.

There being no further discussion from the Board, Larry Srock made a motion to approve the project, Russ seconded, motion passed 6-0.

Community and Business Development Director Victoria Boundy: Comprehensive Plan Update

Victoria Boundy introduced herself to the Board and gave a brief overview of the Comprehensive Plan update. She invited all in attendance to the kick-off Comp Plan meeting that would be held on November 13th from six to eight at the Town Office. Russ Hughes asked how many Board members she would like to have on the committee. Vicky didn't have an exact number in mind but said that all were welcome and gave the Board members her business card if they were interested. Russ asked why the Comp Plan was finally being updated. Vicky said that it was because it helps the Town set priorities and makes the Town available for State and Federal grants. Tom Nugent commended Vicky for trying to get the entire community involved and not just a select few. Vicky explained that the Mid Coast Council of Government will be helping in the implementation of the Comp Plan and will also help to facilitate the process. Russ asked how often the meetings would be held. Vicky said that there was nothing scheduled beyond the kick-off meeting but she thought a finish timeframe of the 2014 Town Meeting was reasonable.

Rick McKellar: Alternate Planning Board Member Interview

Rick McKellar introduced himself and gave a brief explanation of why he wanted to be on the Planning Board. Russ Hughes stated that the line on Rick's application "have politics in my blood" was a concern because the Board was a non-political entity. Rick said that he understood his concern and really just wanted to give back to the community. Russ stated that the Board currently meets once a month and occasionally there are site visits. Rick said that wouldn't be a problem. Tom Nugent asked if he would like to see any changes to the Town and Rick responded that he would like to see street lights from Main Street to the Interstate. Tom asked about the passage of unpopular decisions by the Board that the Land Use Ordinance allows and how Rick felt about that. Rick said that he was his own man and that he would have no problem with following the Land Use Ordinance. Russ thanked him for coming and said that Code Enforcement Officer Ryan Chandler would contact him with the Board's answer.

After a brief discussion, William Schellinger made a motion to approve Rick as an alternate Planning Board member, Larry Srock seconded, motion passed 6-0.

Discuss the Initiation & Adoption of Amendment's to the Richmond Town Ordinance

The Board reviewed the initiation and adoption process to the Richmond Land Use Ordinance and Code Enforcement Officer Ryan Chandler clarified that a written request for a zoning change would not require a formal application or fee.

Discuss the Replacement of Mobile Homes in the Village District Exclusion Zone

The Board reviewed the response from the Maine Municipal Association's legal services department on Mobile Homes in the Village District, which stated that either prohibiting the replacement of older mobile homes in the village exclusion area or permitting their replacement under non-conforming structures would be a legal option. After a brief discussion the Board recommended that anyone wishing to replace a mobile home in the village would need to file a formal Planning Board application for the Board's review.

4.0 CORRESPONDENCE – None

5.0 APPROVE MINUTES OF SEPTEMBER 25, 2012

William Schellinger made a motion to approve the minutes of September 25, 2012, Jeffrey Severance seconded, motion passed (6-0)

6.0 ADJOURN

William Schellinger made a motion to adjourn at 7:30 p.m., Larry Srock seconded, motion passed (6-0).