

## **Aroostook CGPZ Planning Committee Meeting Minutes April 8, 2015**

**Attendance:** Paul Bernier, Jim May, Jim Nadeau, Fred Corey, Cheryl St. Peter, and Bill Patterson, and Sarah Medina.

**Others Present:** Alain Ouellette, Hugh Coxe, Ben Godsoe, and Jay Kamm.

Paul Bernier, Acting Chair, opened the meeting at 9:15 with welcomes and introductions.

### **Minutes of March 18, 2015 meeting**

The minutes of the March 18, 2015 meeting were accepted with a modification. Bancroft should be added to the list of towns where the Small Business Development Subdistrict is to be considered.

### **Presentation and Work Session- Refine basis for locational considerations and Refine Uses in the Subdistrict.**

The Committee refined the Small Business Development Subdistrict and approved materials to bring to the public. The Committee agreed to the following:

#### Category 1 Natural Resource-based Businesses

- Need to better define uses and become more inclusive
- Keep maximum developable area to 3 acres but the scale should be site specific.
- Maximum building size should be 2,500 square feet.

#### Category 2 Retail, Restaurants, Offices, and Similar Small Businesses that meeting the following criteria:

- Keep at 2,500 to 4,000 square feet of floor area.

#### Category 3 Non Natural Resource-based Businesses Manufacturing, Construction, and Similar Businesses

- Keep at a maximum of 20,000 square feet of floor area.

### Locations

The Committee agreed to keep the following criteria for the district location in townships.

- Contain a major public road;
- Contain or are close to populated areas;
- Are close to service centers, retail hubs or major employers;
- Contain or are close to areas with substantial levels of structural development or land divisions.

The following townships and plantations potentially qualify for the new subdistrict: St. John Plt, Cross Lake Twp, T17 R4/ Sinclair, Cyr Plt, Hamlin, Connor Twp., Winterville Plt, Nashville Plt, Garfield Plt., Oxbow Plt., E Twp., Moro Plt., Cary Plt., Benedicta Twp., Silver Ridge Twp., Reed Plt., Macwahoc Plt., Molunkus Plt., T7 R5, T8 R5, T9 R5, T14 R6, Bancroft, T15 R6, and Madawaska Lake (T16 R4).

The Committee also felt that it needed to be made clear to the public that an identified township is not automatically rezoned to D-SB and not all of the township would be eligible. Rezoning will be based on a set of standards and criteria that must be met. The protection of existing development and natural resources is critical. There was also concern that including Hammond, located near Houlton, Littleton, and Monticello, to the list could have negative impacts to those communities. The organized towns have invested in infrastructure and have vacant space for small business development. Committee members agreed to let the public comment on Hammond.

### Border Townships

There was considerable discussion concerning the border towns (Big Twenty and T15 R15). Committee members felt that soil considerations, natural resource constraints, changes in the workforce on the US side of the border as well as the infrastructure coming in from Canada could point to the creation of a new district within 1 mile of the border in each of these townships. Committee members agreed that a new subdistrict would not be as intensive as the D-SB and could be a D-SB2 or something similar. All agreed to table this portion of the discussion as the larger D-SB discussion should be the priority.

### **Public Participation**

A series of public meetings to gain input are scheduled for April 13 at the Van Buren Community Center, April 14 at the Fort Kent Town Office, April 15 at the Department of Conservation Office in Ashland, and April 16 at the Oakfield Community Center. All meetings are from 6-8 PM. Jim May has agreed to moderate the meetings and Hugh Coxe would be in attendance from LUPC. Hugh will also ask Billie MacLean to attend. Committee members and LUPC staff were asked which meeting(s) they may be able to attend.

### Next Meeting/Adjourn

The next meeting will be at NMDC on May 20, 2015 from 9 AM to noon.

Meeting adjourned at 11:43 AM