



WASHINGTON COUNTY
COMMUNITY GUIDED PLANNING and
ZONING PROCESS

Planning Committee Meeting Minutes and
Follow Up "to dos"
5-7 PM February 22, 2017



GIS Laboratory Room 228 University of Maine at Machias - Machias, Maine

Attendees:

Judy East, Washington County Council of Governments
Betsy Fitzgerald, County Manager
Stacie Beyer, Land Use Planning Commission
Crystal Hitchings, WCCOG, DART
David Bell, Cherryfield Foods, ME Wild Blueberries
Jacob Van de Sande, Maine Coast Heritage Trust
Tora Johnson, University of Maine GIS Service Center and Laboratory
Susan Hatton, Sunrise County Economic Council
Al May, Maine CDC/Trescott resident

Regrets:

John & Marie Dudley, Town of Alexander

Meeting Goals: a) review zoning changes generated from public meetings to date using 3-D imagery, Good Neighbor Standards and online maps, and b) prepare for final public meeting

Introductions, agenda review – no change to agenda

Presentation of revised 3-D imagery of 3 Categories of scale in Development Rural Business AND revised Good Neighbor Standards handout (both posted with meeting materials)

Presentation posted on Planning Committee web site (<http://www.wccog.net/planning-committee.htm>)

Discussion: Revisions to Good Neighbor Standards summary Table:

- For Development – Rural Business (D-RB) floating zone: establish height limitation of 35 feet instead of current height limit of 100 feet for commercially zoned land
- Consider development of design standards on portions of public roads that are designated within the Bold Coast Scenic Byway
- Notice rules – currently Chapter 4 of LUPC Rules requires the applicant to provide notice to those within a 1000 foot radius of a proposed zone change or permit (as well as the County Commissioners, elected representatives, in LUPC weekly reports and web notices, and any individual or group who have requested to receive all notifications). When this radius yields greater than 50 people then notice must be put – instead – in the local paper. Public meeting comment requested that the radius of those receiving notice expand to 2500 feet. This could pull

in more people but could also pull in greater than 50 people and then reduce direct notice by only requiring notice in local paper.

Decision – pose options in final public meeting to determine if notice provision should expand to 2500 feet, stay the same, and/or add a requirement to always go in the local paper.

Overall Comments on 3-D imagery presentation and how to revise it for public meetings:

- Coordinate with David to get revised setback measurements of the buildings from the road
- Note when presenting that the imagery is for the building footprint and bulk and not necessarily other standards like lot coverage, parking and other items
- 3-D imagery of a Recreational Services Business generated observation that the Planning Committee and public comment have not reconciled the discussion of where a Recreational Services Business floating zone would apply. If near recreational assets they would not likely be viable. We noted that 1) Recreational Services Business are an allowable business in the Retail Category of the Development-Rural Business floating zone, and 2) the educational kiosk type of use for the Recreational Services Business floating zone (that was supported near recreational assets) is already an allowable use in the M-GN zone.

Decision – describe the thought process in the planning document of the Recreational Services Business floating zone in the event the idea re-surfaces in the future alter but do not create one that is separate from the Development-Rural Business floating zone.

View online maps of existing and proposed zoning changes; including discussion/preliminary consensus on Development – Recreational Business Services floating zone

Links to all of the DRAFT prospective and floating zone proposals are provided here and will be posted on line:

Baring Plantation <http://arcg.is/1VVo5WQ>

Big Lake Twp <http://arcg.is/1VVoIW3>

Brookton Twp <http://arcg.is/1VVnd4G>

Cathance Twp <http://arcg.is/1VVoSAP>

Edmunds <http://arcg.is/1VVoJxf>

Forest City <http://arcg.is/1VVoYlx>

Grand Lake Stream <http://arcg.is/1VVnRPE>

Lambert Lake <http://arcg.is/1VVoEA4>

Marion <http://arcg.is/1VVodpu>

Trescott <http://arcg.is/1VVpBbw>

Twp 24 <http://arcg.is/1VVp1KY>

- Directions on how to view the maps are provided below
- There are prospective zoning changes only for Grand Lake Stream Plantation and Baring Plantation
 - Grand Lake Stream prospective zoning proposals are complete with no proposed changes for the Planning Committee
 - Baring Plantation prospective zoning proposals are all shown with a few questions still outstanding – turn on the layer entitled “Zoning Questions” to see 3 areas in red, when you click each red area the zoning questions are provided in a pop up box; they include:

- Status of the runway, i.e. why the D-CI district does not encompass the entire runway
- Whether or not to expand the D-CI district to the west from the airport; this will be posed in the final round of public input
- Possible limit of zone change: Planning Committee question whether the proposed zone change on parcel 02-34 should be reduced in size to limit potential impacts on residences on Route 1; this question will be posed in the final round of public input
- There are DRAFT floating zone proposals in Baring Plantation and the townships of Brookton, Cathance, Edmunds, Marion, and Trescott; these are visible in the online maps linked above (please see instructions below to view the maps) as well as on PDFs of each jurisdiction
- Floating zones were created under the following set of assumptions:
 - Map title is DRAFT Floating Zone-Applicable Areas recognizing that the D-RB floating zone does not “land” and become a D-RB until and unless a landowner applies for and obtains a zone change for a particular permit
 - Floating zone is called Development – Rural Business (D-RB)
 - D-RB includes the Development – Recreational Service Business floating zone that was discussed earlier in the process; these businesses would be allowed within Category 1 of the D-RB
 - D-RB applies on major public roads within each of the 6 Plantation/UTs
 - D-RB has 3 Use Categories as shown on Table below; they are mapped in the pink bands to depict where each can “land” as follows:
 - Darkest Pink (within 1/8 of a mile of the road): Categories 1,2 or 3
 - Lighter Pink in middle band (within ¼ of a mile of the road): Categories 1 or 2
 - Lightest Pink in outer band (within ½ mile of the road): Category 1 only
 - D-RB is limited and removed from the map by the following:
 - Protection zones are excluded
 - Conservation Lands (easement, fee ownership in conservation etc.) are excluded
 - Land-locked parcels are excluded
 - Parcels with only secondary road frontage are excluded

| Floating Zone Development – Rural Business | | | |
|---|--|---|---|
| | Category 1: | Category 2: | Category 3: |
| | Natural Resource-Based | Commercial Manufacturing /Construction /Service | Retail/ Restaurant/ Offices |
| Factors | | | |
| Size | Up to 4,000 Sq. ft. gross floor area; 3 acres maximum site area | Up to 20,000 Sq. ft. gross floor area | Up to 2,500Sq. ft. gross floor area for commercial activities |
| Distance from a public road and only on parcels with road frontage and major public roads to be determined for each UT | ½ mile | ¼ mile | 1/8 mile |

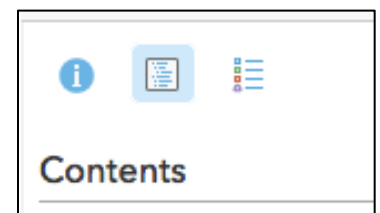
Decisions: approach to reaching final recommendations for final round of public based on review of DRAFT recommendations:

- Hold public meeting after weather settles down – Mid to Late April or early May
- Remaining budget only allows for one more public meeting
 - Advertise widely on Facebook, with stakeholder list, in media

- Consider creating Survey Monkey instrument to solicit input on the few final questions provided below
- Hold public meeting at Washington County Community College in Calais as the site most central to the 6 Plantations and UTs with proposed changes
- Present draft proposals to entire group for input; then separate into geographic sub-groups to solicit input on recommendations that are specific and tailored to each Plantation/UT
 - likely 3 groups as we have a few specific questions in Baring and expect we can group Marion with Cathance, and Edmunds with Trescott
- Public comment to date has expressed concern about the extent of the areas where the floating zone can “land”. There are ways of limiting how the D-RB can be implemented by:
 - Total # of permits allowed
 - Total number of permits allowed over time,
 - # of permits over some geographic extent (lengths on or percentages of a particular road)
NOTE – be prepared with lengths of each road to gauge proportions during discussion
- We will develop questions to describe these limitations and seek input from each affected Plantation or UT – to be asked using audience polling devices in the final meeting and perhaps also in a Survey Monkey instrument

Directions on how to view the online maps – this will be also posted online near the links themselves. Detailed instructions for using the online Planners Maps for all organized towns are available at his link (<http://gro-wa.org/assets/files/growth-management-law-change/Planners-Map-Instructions.pdf>) The following pointers will get you started.

- The online maps have a lot of information therefore:
 - Use the highest broadband connection you can access
 - Give the layers time to load even with a high speed connection
- The online maps load to a default extent that shows the entire Plantation of UT with the Legend at the upper left
 - Zoom in and out using the using the + and – buttons: map upper left corner
 - Move the map around the visible screen with a click and drag motion
 - Change the base map by clicking the Basemap gallery to whatever you like – aerial photo with labels helps to find your house or business
 - Add layers to the map by clicking the contents tab – the middle button at the top of the left side, when you click the middle button the Header will change from Legend to Contents
 - Once in the Contents section - Choose layers by checking the box next to the layer
 - The grey arrow to the left of any content indicates more detail within that layer; click the layer text to reveal the sub-layers within it.



Respectfully Submitted
Judy East