

**Western Maine Planning Process for Townships and Plantations Served by the Land  
Use Planning Commission  
Franklin County Subcommittee  
-Tuesday April 28, 2015-  
Kingfield Town Office**

## **Minutes**

**Attending:**

Committee members: Darryl Brown, Kirsten Burbank, Thom Dodd, Claire Polfus, Doug Marble, Charlie Woodworth, and James Taylor.

Staff: John Maloney, AVCOG; Hugh Coxe, LUPC; Ben Godsoe, LUPC.

Public: None

1. The minutes of February 23, 2015 and March 23, 2015 meetings were reviewed and no changes noted.
2. John Maloney reviewed the progress of the Somerset County Committee.
3. Maloney stated that the members at the March meeting requested him to ask all committee members for their recommendation for chair of the Committee. He indicated that there equal recommendations for Kirsten Burbank and Doug Marble. After discussion the Committee recommended that AVCOG appoint Burbank and Marble as co-chairs.
4. Maloney reviewed the Stage 1 schedule and products that was provided to the Committee as handouts in March. Marble indicated that in the reworking of the TIF program, planning funds may become an eligible use of TIF dollars.
5. The committee continued discussion of initial area of focus and came to a consensus that this phase of the planning effort should be anticipated land uses needed to support outdoor recreation growth and other uses such as manufacturing, zoning changes needed to encourage/allow such uses while keep industrial and commercial uses in mind while drafting zoning regulations for recreational.
6. The committee continued discussion of initial area of focus issues/problems/needs. Comments included:
  - \* Thom Dodd indicates that trails seem to get buffers on land-owners properties which are preventing landowners from allowing trails. A proposed Arnold Trail foot trail would go through northern Franklin UT.
  - \* Darryl Brown asks to keep landowners rights in mind and that 510 miles of railroad have

been converted to trail uses in Maine, which cannot be converted back to railroad and to keep in mind the varying uses as time goes on.

- Claire Polfus states that scenic byways and trails need for to be preserved for the visual aesthetic impact.
  - Maloney asks if scenic views threatened. The group says built things are being put in unbuilt areas, development such as wind uses and condo development.
  - Burbank states the perceived value from visual degradation and asks about colors on the roofs being regulated in the UT? Hugh Coxe replies that there's a certain benefit to make a lodge look more natural in certain permits, but there's no regulation specifically on colors of roof.
  - Burbank asked about lighting of commercial uses and regulations around that, and how do you brand?
  - Maloney provides his list of issues: Will current regulations encourage/discourage changing commercial outdoor recreational interest/demands?; Can current regulations be changed in a timely manner as to not deter innovative commercial outdoor recreation economies?; and Will the “softening” of commercial outdoor recreation be an economic gain for “hub communities”?
  - Brown states that rezoning for development is a hindrance. Hugh Coxe replies that one mile adjacent rezoning has been an issue
  - Burbank suggests zoning issues related to noise and light should be brought up and the 10 to 20 year future uses need to be considered
  - Polfus reminds the group that planning is a broad view
  - Dodd suggested to boil down the list into categories and suggests cookie cutter in zoning on the current map. He offers to develop Strawboss that does so for consideration by the Committee, AVCOG and LUPC.
7. The need to involve the public was discussed. Brown stated that the Committee needs to be ready to hear the public and listen to their concerns Coxe gave an example of Aroostook holding a public hearing on changing a home occupation
  8. The Somerset committee joint meeting was to be held on May 26 but has been canceled due to the group not having enough worked out to meet with them.
  9. The next meeting of the Franklin Committee will be on May 26.

***Notes taken by: Doug Marble and John Maloney***  
***Minutes prepared by: John Maloney***