

MINUTES
TOWN OF TOPSHAM
PLANNING BOARD MEETING
MARCH 17, 2009, 7:00 P.M.

MEMBERS PRESENT: Don Russell, Vice Chairman
Ronald Bisson
Michael Colleran
Tim Dunham
Stephen Mathieu

MEMBERS ABSENT: Chairman Don Spann and Nora Wilson (Both excused)

STAFF PRESENT: Rod Melanson, Assistant Planning Director

A meeting of the Topsham, Maine Planning Board was held on March 17, 2009 at the Municipal Building at 100 Main Street, Topsham, Maine. Vice Chairman Donald Russell called the meeting to order at 7:00 p.m.

1. **ROLL CALL**

The recording secretary conducted the roll call and noted that all members were present except for Chairman Don Spann and Nora Wilson. Both Don and Nora had been excused.

2. **ADDITIONAL AGENDA ITEM**

Mr. Melanson explained that this past October, a road acceptance was approved for Topsham Crossing for Shady Lane, Crabtree Drive and Hawthorne Lane. A clerical error occurred in which Hawthorne Lane was left off, but the Board actually did approve the full application which included Hawthorne Lane. Request was made to add this item to the agenda to clarify the records.

The Board was in unanimous agreement to add this item to the Agenda as Item 6.

3. **MINUTES FROM THE MARCH 3, 2009 MEETING**

Motion was made by Stephen Mathieu, seconded by Ronald Bisson, and it was

VOTED

To approve the minutes of the March 3, 2009 meeting as corrected.

(Correction: Pg. 2, correct spelling of "Main" Cadigan Lodge to "Maine" Cadigan Lodge.)

4. **PUBLIC HEARING - THE PLANNING BOARD WILL HEAR ALL COMMENTS AND CONCERNS ON THE PROPOSED NATURAL AREAS PLAN.**

It was noted there will also be a Public Hearing on this item on Wednesday, March 25, 2009. The Natural Resource Committee is seeking an endorsement from the Planning Board (an ought to pass recommendation) so the Plan can be placed on the Town Meeting Warrant.

Christopher Dwinal represented the Committee. Also in attendance were committee members, Ed Caron and Dana Carey. Mr. Dwinal presented an overview of the Plan. It was noted that the Committee made a presentation to the Planning Board this past fall to receive comments. Following the presentation at that time there were no substantive comments made.

Mr. Dwinal said that as part of the 2005 Comprehensive Plan, the Town set out on creating a Natural Areas Plan (a.k.a. Open Space Plan). This included a comprehensive inventory of the Town's natural resource data, geographic modeling of priority natural resource areas and community input to add local values to priority resource areas. The Committee worked with a consulting team to create a vision, set goals, collect input and offer recommendations on how to better plan for these high priority resource areas.

Each Board member received a draft copy of the plan in their Board Package for review prior to the meeting. Mr. Dwinal said the Plan will be presented to the Board of Selectmen on Thursday evening.

Mr. Dwinal said the Committee will continue to update the Plan as needed.

Following Mr. Dwinal's presentation, the Public Hearing was declared open. There were no comments from members of the public.

Mr. Russell inquired if the Committee was planning to implement the Plan through zoning action or voluntary action and asked how the natural resources will be preserved. Mr. Dwinal responded that after a lot of discussion, the Committee decided to, rather than specifically state "this chapter and section of this ordinance needs to be changed to reflect the following..." decided to list a number of things, i.e., Conservation Subcommittee, Dedication in Lieu of Fee, the Committee came up with a whole "laundry list" of those items. They will work on reducing the list down to the specific things that will work best for Topsham. For instance, Agricultural Zoning in 10 acre lots, or larger, was of particular interest.

Mr. Dwinal said the Committee will try to work more closely with the Conservation Commission, Brunswick-Topsham Land Trust and other organizations to try to either pool resources or pool ideas on how best to go about land preservation in focused areas. Therefore, the Committee is not just looking at ordinance changes.

Mr. Mathieu said it appears that the Plan really is a Comprehensive Plan Amendment which can then drive zoning changes based on implementation of that plan.

Mr. Russell asked how these programs will come together. He said we just went through a period with the Implementation Committee on the Density Transfer Ordinances and what they are proposing to conserve land. How will this work with your program to conserve land. The two should come together so people understand that this is all working in the same direction and accomplishing the same goals. We want to make sure we don't have 6 or 8 programs working against each other. Mr. Melanson responded that this Plan will work in concert with the whole Development Transfer Ordinance. He said the Committees will work together to be sure the plans dovetail with one another. This will be addressed in the next couple of months. Mr. Melanson said the focus area is not the whole rural area, but a high priority area within the whole rural area.

Board member Colleran commented that the plan reflected a very professional job. Mr. Russell thanked the Committee and especially Mr. Dwinal for his presentation and the Board was in agreement to endorse the plan.

With no further comments to be heard the Public Hearing was declared closed. There was no action to be taken.

5. **SKETCH PLAN - MEADOW WOODS REALTY LLC HAS SUBMITTED A PROPOSED 4-UNIT APARTMENT COMPLEX AT 402 MEADOW CROSS ROAD, TAX MAP R07, LOT 008.**

There was no one present to represent the applicant (Stephen Kent). The Board was in agreement to move on to the next agenda items and see if the applicant might arrive before the end of the meeting.

At the end of the meeting it was noted that the applicant for Meadow Woods Reality still had not arrived.

Motion was made by Mr. Mathieu, seconded by Mr. Colleran and it was unanimously

VOTED

To table this agenda item to a date uncertain.

6. **ADDITION - THE PLANNING BOARD WILL DECIDE IF THEY WOULD LIKE TO ADD TO THE AGENCY THE STREET ACCEPTANCE OF HAWTHORNE STREET (TOPSHAM CROSSING).**

The Board agreed to add this item to the agenda at the beginning of the meeting.

Mr. Melanson said this item will be going before Town Meeting and a clerical error was noted where Hawthorne Lane was not included. However, the Planning Board reviewed and accepted the application which did include Crabtree Drive, Shady Lane and Hawthorne Lane.

Motion was made by Mr. Mathieu, seconded by Mr. Dunham and it was unanimously
VOTED

To update the records to include Hawthorne Lane as part of the original street
acceptance.

7. **NEW BUSINESS**

There was no new business to address.

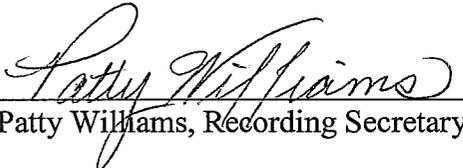
8. **OLD BUSINESS**

There being no old business to address. The meeting was adjourned and the Board
moved into Workshop Session to discuss the following:

WORKSHOP

Residential Amendments
Open Space Fee in Lieu of Dedication
Dead End Roads

Respectfully submitted,


Patty Williams, Recording Secretary