

**Guilford Planning Board Minutes**  
**Guilford Town Office**  
**February 19, 2020**

**Attendance:** Matt Holland, Chairman; Richard Panciera; Martha Ward; Clayton Griffin, First Alternate in for Ed Davis, and Lou Sidell, Secretary.  
Second Alternate: Dominic Riitano

**Call to Order:** A quorum being present, the meeting was called to order at 7:05 P.M. by Chairman, Holland.

**Minutes:** Member Panciera moved to approve the minutes of January 15, 2020 and Member Griffin seconded the motion. The motion carried unanimously.

Member Ward moved to approve the minutes of the Public Hearing of February 5, 2020 regarding the Adult Use Marijuana Ordinance and Member Panciera seconded the motion. The motion carried unanimously.

**Code Enforcement Officer's Report:** There was no report.

Shoreland Zoning: Member Sidell presented a copy of the draft Guilford Shoreland Zoning Map prepared by the Kennebec Valley Council of Governments last year. Sidell outlined the 250-foot setback around all of the larger wetlands, ponds and a 75-foot setback along many of the streams. After a brief explanation of the importance of protecting waterbodies and wetlands for mitigating wildlife and water quality, the board reviewed each waterbody and wetland individually.

The following recommended changes to the draft Guilford Shoreland Zoning Map were the consensus of the Planning Board members present:

The first wetland on the western edge of the town just north of the Back Road being shown on the KVCOG draft is Limited Residential but did not include the entire area of the mapped wetland. The board agreed to include the remainder of the wetland as Limited Residential.

The second wetland is northeast of the school complex and runs in an east/west direction. Because it is feasible to be served by sewer and water and close to the Guilford's Census Designated Place the Board recommends the area be put in Limited Residential District

The wetland area that lies north of Water St. and feeds the Schoolhouse Brook from the east was agreed to be changed to Resource Protection.

The Board consensus regarding the large wetland area behind the Duvaltex Salter Mill should be Limited Residential.

The wetland north of Alice and Lorin Drive and west of Guilford Center Road was recommended for Limited Residential.

The wetland north of Water Street (Rt 15) adjacent to the east town line with Dover-Foxcroft is recommended for Resource Protection.

Adjourn: Member Panciera moved to adjourn, and Member Griffin seconded the motion. The motion carries unanimously

Respectfully submitted,

Lou Sidell, Secretary