

Guilford Planning Board Minutes

Guilford Town Office

January 18, 2017

Call to Order: The meeting was called to order at 7:00 P.M.

Attendance: Matt Holland, Chairman; Richard Panciera; Robert Elliot; and Lou Sidell, Secretary;

Alternate Board Members Present; Clayton Griffin;

Also Present: Keith Doore, Code Enforcement Officer;

Chairman Holland appointed Alternate Member Griffin to serve in absence of Member Ward.

Minutes: Member Elliot moved to approve the minutes of November 16, 2016 with the following corrections: Martha Ward was present and the name of the apartment building on South Maine is French and Curtis Building. Member Panciera seconded the motion. Motion carried unanimously.

Code Officer's Report: there was no report for this month.

Shoreland Zoning Ordinance: Guilford does not have its own model Shoreland Zoning Ordinance and now relies on the state imposed ordinance. Member Sidell explained that he used the latest model Shoreland Zoning Ordinance available from the state and plugged in the Guilford town name and updates.

The Board then proceeded to review the Guilford Shoreland Zoning Map from 1994. There have been comments made by the state that, with the new ordinance updates that reflect the current state legislative changes, the map should be updated as well.

The Board reviewed each water body and the current zones. Considerable discussion was focused on the area of the former Prides facility that was later sold for the

development of a popcorn factory. In light of the fact that most of the equipment has been removed and the facility has many supposed maintenance issues as well as its frequent flooding history the consensus of the members was to keep it as Resource Protection District. The remainder of the Piscataquis River below this site should have no problem with the current Resource Protection District and therefore should remain as shown on the current map.

The Board noted that the area along School House Brook is currently recognized by the map as Steam Protection District. In light of the number of businesses between Water Street and School House Brook the Board recommends that area of the Brook from Route 150 down stream to the easterly property line of Lovell's Hardware be changed to Limited Commercial District.

Member Elliot moved to make the above change to revise the 1994 map and Member Griffin seconded the motion. The motion carried on a 3 to 1 vote with Member Sidell voting no.

The board had considerable discussion regarding the merits of changing the Limited Residential District along the north bank of the Piscataquis River on the site of the Pride's fabrication facility to General Development District.

Member Griffin moved to make the fabrication facility change to revise the 1994 map and Member Elliot seconded the motion. Motion carried unanimously.

Adjourn: Member Elliot moved to adjourn and Member Griffin seconded the motion. Motion carried unanimously. Meeting adjourned at 9:00 P.M.

Next meeting: March 15, 2017

Respectfully submitted,

Lou Sidell, Secretary