

Guilford Planning Board Minutes
Guilford Town Office
June 21, 2017

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

Attendance: Matt Holland, Chairman; Richard Panciera, Ed Davis; Martha Ward; and Lou Sidell, Secretary.

Minutes:

- Member Ward moved to approve the minutes of March 15, 2017 and Chairman Holland seconded. The motion carried 3 – 0
- Member Panciera moved to approve the minutes of April 19, 2017 and Member Davis seconded. Motion carried unanimously.
- Member Panciera moved to approve the minutes of May 17, 2017 as corrected and Member Davis seconded. Motion carried unanimously.

Shoreland Zoning: Dawn Abbott of the Department of Environmental Protection's Shoreland Zoning division was an invited guest to address the board regarding Guilford's efforts to adopt a Shoreland Zoning Ordinance and speak to the Planning Board's recommendations to change the Shoreland Zoning Classifications for several parcels on the north side of Water Street along Schoolhouse Brook and also the site of the Pride Industries Fabrication facility on Water Street along the north bank of the Piscataquis River.

Ms. Abbott indicated she had no problem the proposed recommendations for the changes sought by the Planning Board. The setback for proposed Limited Commercial for the lots along the south side of Schoolhouse brook would be 100 feet. The setback for the proposed General Development at the site of the Pride Fabrication facility would be 75 feet.

She also explained that Maine towns need to come into compliance with the 2015 Shoreland Zoning Guidelines. The towns may craft their own ordinance. As the state guidelines may change the towns will still be required to update their ordinance. Eventually the state will remove the option of using an imposed state ordinance and there may be penalties for lack of compliance but that has not been decided yet.

She further explained that expansions of existing structures in the Shoreland Zone will be regulated by square footage of the foot print as opposed to the past standard of cubic feet. This change will allow for easier enforcement of the size standard for expansions. Height and setback standard remain.

She explained that under the new format Option I is to allow State Forestry take over the tree harvesting in Shoreland Zoning and the state and if a harvesting violation needed to go to court the state would pay for it. The consensus of the Board was to go with that option.

Ms. Abbott encouraged the Board to send its proposed ordinance as soon as possible for review by her. Member Sidell provided her with a copy of the Board's recent proposal.

As confirmed by a subsequent phone call from Ms. Abbott the setback from the Piscataquis River would be 25 feet under the classification of General Development I.

Code Enforcement Officer's Report:

- Joseph Harding, 17 Sebec Shores Road, Map 3, Lot 13 – 4, permit for a pole barn 20' x 60' on a slab for a saw mill.
- Katlin Watson, 34 Oak Street, Map 12, Lot 54, permit to replace a deck with a 16' x 16' deck.

Code Officer, Keith Doore, apologized to the Board for an issue regarding the Town Manager assuming the Planning Board filed a complaint against the town with the Maine Department of Environment Protection regarding the cutting of trees at the cemetery. The Board accepted his apology and the Town Manager has since corrected the Selectmen's minutes to reflect the fact that the Planning Board did not file any complaint.

It was noted that Member Robert Elliot has resigned from the Planning Board. The board wished him well. In regard to recommendations for his replacement the Board suggested that a younger member preferably someone with a desire to help guide the town in regard to land use issues be sought.

Adjourn: Member Ward moved to adjourn and Member Panciera seconded the motion. Motion carried and the meeting was adjourned at 8:50 P.M.

Respectfully Submitted,

Lou Sidell, Secretary