

**Guilford Planning Board Minutes
Guilford Fire Station
November 15, 2017**

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

Attendance: Matt Holland, Chairman, Richard Panciera, Ed Davis, Lou Sidell, Secretary and Clayton Griffin alternate sitting in for Martha Ward.

Also in attendance: Joel Greenwood, Community Planner, Kennebec Valley Council of Governments (KVCOG), Fairfield, Maine

Minutes: Member Panciera moved to accept the minutes of 10/18/17 and Member Davis seconded the motion. Motion carried unanimously.

Item 4 on Agenda – Scales Former Hardware Building: The planning Board expressed concern that it was not notified regarding an apparent important meeting involving a significant land use issue involving a meeting about reuse of the former Scales Hardware Building on South Maine St. and the former True's building just north of the opposite side of the Piscataquis River on North Main St. Several members found out about the meeting via a newspaper article. Apparently the Community Development Committee was invited to the meeting but the Planning Board members were not. This proposed development may have an impact on the Comprehensive Planning Process and several concerns were expressed regarding the Guilford Ordinances including the Floodplain Management Ordinance that must be considered when planning such parcels and their reuse. The Planning Board expressed its concern for lack of inclusiveness when such projects are in their early planning stages. Its input can save the developer from future delays and difficulties. The Code Enforcement Officer was not present at the Planning Board's meeting to discuss any other code concerns.

KVCOG: Guest, Joel Greenwood, addressed the Board regarding KVCOG's services that may be of interest to the Guilford Planning Board. KVCOG is stepping in for the former services offered by PVCOG.

The Planning Board expressed concern that so many of our communities are experiencing a higher rate of senior citizens and the communities' abilities to provide adequate services for them. Among the concerns expressed was accessibility to the community. Sidewalks and snow removal were discussed. As seniors need to exercise it would be an asset to have the ability to walk around the community. Many of the Guilford sidewalks are falling into disrepair and potentially pose some risk to those that have some difficulties with lifting their feet to maneuver changes in surface elevations. Adequate snow removal in winter can also limit citizens ability to walk out of the street.

Other senior living issues include the ability to shop and/or have items delivered to their homes. There seems to be a lack of delivery services for assisting those that need help in getting groceries and medical needs.

Marijuana Ordinance: Mr. Greenwood with KVCOG explained that there is little need to do anything until the State Legislature finalizes the state rules. Member Panciera moved to draft another moratorium on the Marijuana Ordinance and Member Griffin seconded. Motion Carried unanimously.

Adjourn: Member Davis moved to adjourn and Member Holland seconded. Pass unanimously.

Respectively submitted,

Lou Sidell, Secretary