

Town of Falmouth
Ad-hoc Zoning Committee
Tuesday, January 13, 2015
Meeting Minutes Approved

Members Present: Co-Chair Stan Given, Co-Chair Karen Farber, Steve DeCrosta, David McConnell, and Jim Thibodeau

Staff Present: Amanda Stearns

1. Call to Order – meeting was called to order at 5:30 p.m.
2. Minutes – The December 20, 2014 minutes were approved as written.
3. Annotated Outline – The committee reviewed the outline and developed the following list of comments to forward to KKC for the webex on January 20.
 - a. Committee agrees that the disposition table should be created by KKC.
 - b. Under Transitional Provisions, right now the agreement is there would be some general language about existing permits and approvals being valid and the cite to 1 MRSA §302.
 - c. Agree that we will not try to tackle separation of all things zoning and non-zoning. This is beyond the project scope and we only have a handful of situations a year where this might be discussed. If time permits on the end of the project we will look at cleaning up some language. It was also recognized that case law has changed what is zoning and what is not, so it can mean a moving target.
 - d. Under 19-2-200, remove special district category, just have base and overlay districts, as every special district is one or the other.
 - e. 19-2-300 – discussion around separating the various provisions for each district and how that might be troublesome for the home owner type user. Suggestion is to include hyperlinks to the other tables in this section.
 - f. 19-2-305 – good, no list of prohibited uses, just general statement.
 - g. 19-2-306 – similar uses, will want to see language, nervous about creating situation where pressure is put on the Zoning Officer to “shoe horn” a use not listed into another category.
 - h. 19-4-500 – should this be part of dimensional table??
 - i. 19-6 – Site Development should be Site Plan Review as that is the term used to describe this approval process.
 - j. 19-13-409 – do not include Zoning Compliance
 - k. 19-13-500 – break out into three separate articles
 - l. 19-14 – make sure to distinguish between variances and appeals that are issued by the BZA and waivers that are issued by the PB.
 - m. Agree with comments regarding condo conversions.
4. Community Outreach Plan – A. Stearns updated the committee on the progress to launch the enCodePlus Charter and Code of Ordinances. Staff are still working on amendments being entered and review of the language itself.
5. Project schedule update – the most recent version of the project schedule was distributed.
6. Next Meeting – January 20 5:30 p.m. – webex with KKC
7. Adjourn – The meeting was adjourned at approximately 7:00