**Greene Comprehensive Plan Committee**

**Meeting Minutes - DRAFT**

**September 6, 2023 – 6:00 PM**

**Greene Town Office**

Present: Brent Armstrong (CEO), Julie Mondro (Chair), Lea Chouinard, Steve Creamer, George Farris, Kevin Healey, Judy Marden (Secretary), Brad Tuck

Absent: Amanda Leclerc, Dave LePage

1. **Approval of Minutes** of August 2, 2023: Brent corrected “Rule ADK” to “Rule 80K.” Steve moved to approve with that correction, George seconded the motion, all voted in favor.

**2. Updates:**

 Maps: colored versions would b helpful, especially for the Scenic View map. That map needs updating.

 Updated Data: Brent reported that it is expected this fall, probably November.

 Enforcing Shoreland Zoning: Brent met with Colin Clark of DEP to discuss getting more aggressive help in enforcing the ordinance. He gave Colin pictures of violations.

 Right-to-Farm: Brent reported that there is a “Maine Agricultural Protection Act” (<https://legislature.maine.gov/statutes/7/title7ch6sec0.html>) that protects existing farms from complaints about activities of farming. Is that something we might want in the Greene ordinances? Kevin cited a case in S. Portland where a person built a house next to an apiary, and wanted it shut down. (Bees are agriculture; “solar farms” are not.) Judy moved to review the state regulation and decide whether we want to recommend for Greene ordinances. George seconded the motion, all voted in favor.

Brad said it seems to OK existing activity, but what about new people who move in and establish a farm? What if it’s a piggery? Brent said that we encourage agriculture in Greene everywhere. A piggery could be set up on Main Street. Brad suggested something be added about impact. Kevin added that in S. Portland, the public health ordinances were used to make the piggery comply and be done right. Lea added that some towns require buffers between agricultural and non-agricultural uses. If there is a development, the developer must disclose to clients things like noise, odors etc. Some developers put in covenants if they have a subdivision—such as Deer Run, Island View: no roosters, no more than 2 dogs etc.

 Abandoned vs Discontinued roads: A problem statewide. Maine has put together a 12-person committee to look at it. Will start out with general concerns and then specific issues.

**3. Continuing where we left off: Natural Resource Policy:**

Implementation Strategies: 9-13 were all done and have been implemented. (They could actually be removed from the Comp Plan.) Discussion of “Open Space” and how some new developments get to reduce house lot size requirements by calling already unbuildable land (like wetlands) “open space.”

**4. Land Use and Development Patterns**

Greene’s Goal, comment: The new 21 lot subdivision will bring different demands on Town services. Brent observed that some towns have a cap on the number of building permits issues each year. Brent will research: how do you tell how many building permits per year are reasonable for a town?

Other ideas:

--cost of house? (maybe should be done at subdivision level).

--size of house?

--growth district where new houses are encouraged; other districts where they are not encouraged?

--percent of homes to be low-income? Higher income?

State is encouraging first-time home buyers. What if they borrow way more than they can afford?

Should Greene encourage more residential growth (where?)? More commercial growth (where?)?

Overview: data will be updated.

Planning Considerations:

1) Hasn’t really come true—80,000 square feet requirement has prevented it. With open Space, it consumes a big chunk of land, but houses are close. Septic and water considerations?

Pond? Camps converting from seasonal to year-round. Septic can go from outhouse or cesspool to holding tank.

2) Roads: still fair to poor. Gary will provide list.

3-5) all still true

**Pursuant:**

1) along 202: general development

2) Signs are in the LOU but not architecture.

3) There are 4 definitions of road. They are in the LUO and new development must follow them.

4) DOT regulates 202

5) How? Look at other growth management systems.

6) Density bonus is part of the LUO. Do we need a better definition of cluster development? Look at these re: strip development vs. cluster development.

7-12: Yes.

**Next Meeting:** October 4, 6:00 PM.

Kevin moved to adjourn, Steve seconded the motion, all voted in favor.

By Judy Marden, Secretary