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**NEW GLOUCESTER
LAND MANAGEMENT PLANNING COMMITTEE
Minutes of October 26, 2016**

Draft Until Approved

5 **Members Present:** Jean Couturier, Chair, C. Davison (newly elected chair), Sam Coggeshall, Jean
6 Libby, George Colby, Karen Gilles, Linda Chase, Selectman Liaison, Don Libby (arrived late).

7 **Members Absent:** None (1 vacancy)

8 **Town Staff:** Will Johnston, Town Planner
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10 **I. Call to Order**

11 The meeting was called to order at approximately 5:30 pm.

12 **II. Approval of Minutes of May 25, 2016 Meeting (meeting minutes from September 28**
13 **meeting not ready)**

14 J. Libby moved to accept the minutes. Seconded by L. Zuckerman. Approved 4-0-2 (L. Chase
15 arrived after vote)

16 **III. Election of Officers**

17 J. Libby nominated C. Davison for election as Chair. Seconded by J. Couturier. L. Zuckerman
18 nominated G. Colby for chair, seconded by G. Colby. Motion to elect C. Davison as chair carried
19 6-0-1.

20 J. Libby nominated G. Colby for election as Vice Chair. Seconded by C. Davison. Motion carried
21 6-0-1.

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23 **IV. Discussion of Housekeeping Changes**

24 Proposed ordinance housekeeping changes were reviewed. Major comments on individual items
25 were as follows.

- 26 • Notification of new commercial uses/conversion. Committee supportive. No changes
27 suggested.
- 28 • Importation of Materials from Off-Site (proposed Article 5.35). It was suggested that gravel
29 and loam be excluded from regulation of off-site material. It was also suggested that language
30 be added addressing to deal with hazardous wastes processing and crushing.
- 31 • Exception of certain accessory and small additions from PB review. General support, other than
32 making sure that in CEO approval that condition be placed that non-residential use of accessory
33 structures uses not occur without without Planning Board approval.

34 W. Johnston explained that he had left off the housekeeping changes list possible revisions to home
35 occupations and accessory apartment standards because he felt these involved more policy issues
36 that would require more consideration by the committee.

37 There was also discussion regarding several additional ordinance changes the committee might
38 consider if there was time:

- 39 • Variable message signs: The committee felt that the committee would at some point need to
40 address this issue, but not at the current time.

- 41 • Quick fixes to Route 100 zoning. Committee members expressed different views on whether it
42 made sense to make some immediate adjustments (such as reducing setback requirement) as
43 opposed to holding off on changes until the corridor could be examined as a whole.
44
- 45 • The 30% impervious surface standard. Some support was expressed for possibly allowing a
46 higher percent of impervious surface – possibly up to 40%. L. Zuckerman felt the town should
47 explore contract zoning provision that would allow for a more flexible regarding impervious
48 surface and other standards and facilitate and promote Upper Village development. W. Johnston
49 agreed this approach held promise, but reiterated that actual rezoning of property under such a
50 provision would require Town Meeting approval (per town attorney legal opinion). He said he
51 would do some research on a relatively simple contract zoning provision that might be adopted.
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53 **V. Discussion of Voluntary Design Guidelines**

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55 The Committee expressed general support for the direction taken. It was felt that the graphic
56 examples put in the guidelines would be particular critical. W. Johnston said he would continue to
57 work on the guidelines with the goal of having something more formalized by the end of the
58 calendar year.
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60 **VI. Issue concerning RB and GPOD zones**

61 W. Johnston brought to the committee's attention an example of the sometimes confusing
62 provisions in the zoning ordinance – in this case, conflicting language of how trucking facilities
63 versus trucking *terminals* are allowed and regulated in the Residential-Business (RB) and
64 Groundwater Protection Overlay (GPOD) districts. W. Johnston said he'd look into added
65 definitions that could enhance could add clarity in this case, but the larger issue of conflicting
66 provisions between the RB and GPOD districts should be addressed sometime in the future.

67 **Adjourn**

68 D. Libby made a motion to adjourn the meeting at 6:58 pm. Seconded by G. Colby. Approved 8-0.
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