

## MINUTES

### ORDINANCE COMMITTEE MEETING Meeting of February 15, 2017 – 8 a.m. Conference Room A

Present : Councilor Ben Hartwell, Chair; Councilors Sherrie Benner and Ron Shepard  
Also Present: Town Manager David Cole; Town Planner Tom Poirier; Zoning Administrator David Galbraith

1. Consideration of minutes of September 14, 2016 Committee meeting.

A motion was MADE by Councilor Benner, SECONDED by Councilor Shepard, and VOTED to accept the minutes of the September 14, 2016 Ordinance Committee as distributed. Unanimous vote.

2. Current Business

- A. Develop the standards and priorities for funds received from the TDR.

The Town Manager reviewed the status of this item with the Committee. He reported that staff has worked on this item for quite some time with past Ordinance Committees and has done some innovative work. The Town Planner summarized information provided to the Ordinance Committee to date that included an explanation of the current scoring system.

The Committee reviewed and discussed examples of several properties and how those properties would score under the current proposed scoring system. It was discussed that the scoring system is a good evaluation tool to use when Council is making decisions on whether to purchase property or obtain easements to preserve land and open spaces.

The Committee discussed next step. A motion was MADE by Councilor Shepard, SECONDED by Councilor Benner and VOTED that the Committee approved of the scoring system as proposed and instructed the staff to develop standards and policy guidelines for Committee to review at the next meeting. Unanimous vote.

The Committee suggested that staff contact Stephanie Gilbert from Maine Department of Agriculture to help staff put together a list of funding resources.

- B. Review and refine a draft proposal to amend Chapter II, Section V, (11)(F) Sidewalks to allow alternatives to constructing sidewalks when the Planning Board considers an alternative to be in the Town's best interest and make a recommendation to the Town Council (referred by Town Council on October 4, 2016).

The Zoning Administrator updated the Committee on this item. Staff reported that a subdivision in the Urban Residential zone is required to connect its road with a sidewalk. Staff provided the Committee with several examples in which it would be very costly for a developer to comply. The Planning Board is proposing that the Council allow the Board some discretion and flexibility in their decision making to assist the developer.

After review and discussion, a motion was MADE by Councilor Benner, SECONDED by Councilor Shepard, and VOTED to table this item until the next Ordinance Committee meeting. Unanimous vote.

- C. Review the Narragansett Development District and make appropriate recommendations for changes, if any, to the Town Council (referred by Town Council on January 5, 2016).

The Committee briefly discussed this item and decided it best to wait for staff to receive input from the developer who purchased the former Hannaford property before working on this item.

A motion was MADE by Councilor Shepard, SECONDED by Councilor Benner to table this item until staff has more information on what plans the developer is proposing for property formerly known as the racetrack or Hannaford property. Unanimous vote.

3. Other Business.
4. Schedule next meeting and discuss agenda items for next meeting.

It was agreed that the Committee will continue its work on Items 2A and 2B with the intent of finalizing a recommendation to forward to Town Council. Staff will continue work on 2C and will reach out to the developer for his input. The Committee will then strategize on what items to take up next.

The next meeting of the Committee was scheduled for Wednesday, March 29, at 8 a.m.

5. Adjournment.

There being no further business, a motion was MADE by Councilor Benner, SECONDED by Councilor Shepard, and VOTED to adjourn. Time of adjournment: 9:306 a.m.

Respectfully submitted,

Jeri Sheldon, HR Director