

Minutes

September 16, 2014

Meeting opened at 6:30 p.m. Chris, Penny and Clem were present.

Public Feedback:

Jean Bourg had the following response to several concerns about the Comprehensive Plan Survey:

Comprehensive Plan Survey Response

The response to the Comprehensive Plan Committee's Survey regarding goals and strategies was largely positive, but there were several strategies with confusing wording and strategies that several people found objectionable.

In response to your comments, we have eliminated some strategies and changed the wording on others. You will be given another opportunity to comment on the reworked document.

The committee approached the goals and strategies section fully aware that there would be no funds in the town budget for implementing many strategies. Nowhere in the document do you see wording like "add this to the budget" or "the town should pay for." Instead, you see wording like "the town should seek a way to pay for" or "town management should partner with" an organization.

Several people objected to the idea of "partnering" with local organizations to achieve some objectives. We have changed "partner with" to "work with." Several objectives require specialized knowledge and skills that the town officials do not have, grant writing skills in particular. For example, it makes sense for the town to work with Friends of Lake Winnecook on improving the water quality in Unity Pond. Similarly, the selectmen are already working with Unity College's development office to research the need for lodging in town.

In the reworked document, we removed most mentions of non-profit organizations by name. A comprehensive plan is good for 20 years, and organizations may come and go during that time, so it is better to reference them generically as "appropriate organization."

We would like to clear up some confusion about the role of the comprehensive plan in relation to the land use ordinance. Maine Revised Statutes (<http://www.mainelegislature.org/legis/statutes/30-a/title30-Asec4352.html>) states that "A zoning ordinance must be pursuant to and consistent with a comprehensive plan adopted by the municipal legislative body."

The state's Comprehensive Plan Review Criteria Rule Chapter 208, page 42 (<http://www.maine.gov/sos/cec/rules/07/105/105c208.doc>) advises that

"The plan must include a Future Land Use Plan that is consistent with the community's vision and other policies in the plan. The Future Land Use Plan brings together plan elements that affect land use. It is intended to synthesize these elements into a cohesive guide to realizing the community's vision, including the development of land use regulations/ordinances."

The revised Land Use Ordinance has not been made public and hopefully a public call for comments on it similar to our survey will happen soon. Our document also references the Shoreland Zoning Ordinance which is not yet being revised.

Both the Comprehensive Plan and the revised Land Use Ordinance have to be approved by the town at town meeting.

Minutes from the previous meeting were reviewed and approved.

Treasurer's Report was reviewed and approved. The discount period for 2014 taxes has ended so tax payments have slowed down. The county tax & fire house payment need to be made in the next warrant. Money is going out fast and coming in slow.

New Business:

Selectmen reviewed and accepted Assessor's Agent Abatement recommendations.

Selectmen signed the 2014 Municipal Valuation Report prepared by the Assessor's Agent.

Selectmen reviewed and accepted Waldo County Oil & Propane's proposal for propane installation in the new town office.

Selectmen voted to honor Ron Rudolph with the 2014 Spirit of America Foundation tribute.

Selectmen reviewed and signed the Notice of Malfunctioning Wastewater System for a property located on Town Farm Road. This will need to be served by a constable or deputy.

Selectmen gave the Land Use Ordinance Committee to separate the Aquifer Protection Ordinance from the Land Use Ordinance. The APO will become a stand-alone ordinance.

Selectmen reported that the Unity Business Exchange (UBX) gathering went well. The plan is to hold monthly meetings of the UBX.

Meeting adjourned at 7:35 p.m.

Selectmen entered Executive Session.