

Unity Comprehensive Plan Committee Meeting

August 21, 2014, 6:30 pm at Room 201, Koons Hall, Unity College

Present: Jean Bourg, Don Newell, Emily Newell, Sonia Antunes, Sara Trunzo, Michele Levitt, Bob Downie

The strategies document in its final form for this phase. Once we go over the feedback from Planning Decisions, the Public Survey, and have met with the land use ordinance review committee, we will revisit the document to see if any other changes need to be made.

Sonia - are you still all set for making the survey?

Don: please reach out to LUORC members

The document with Planning Decisions' notes on our strategies is appended.

The meeting adjourned at 8 pm.

Unity Comp Plan Strategy Framework

Comments on draft goals, objectives, and strategies

In general, the draft is very good. There are some typos and those sorts of things but I have not gone through and edited things but that needs to be done. Here are a few things to address consistency as well as a couple of policy questions:

1. Strategy 1a-1. Should be to use the "preferred brand consistently" or something like that
2. Organizationally, maybe Strategies 1c-1 and ic-4 should follow one another since they both deal with the public R-O-Ws
3. Strategy 1c-3. Not sure what "between town and MOFGA" means. Maybe that is clear but this might be cleaned up

4. Strategy 1c-7. Maybe this should be edited – the residential section of Depot Street including lots identified as ___ to ___ shall be preserved and
5. Strategy 1d-5. The use of impact fees by the Town are governed by state law – as a matter of principle they need to apply to all new users but can be scaled based on the size/amount of use. Technically impact fees can only be applied to new development activity not to existing users – this is unclear as to what this is trying to achieve. Is there a need to fund improvements to the water system to expand capacity?
6. Strategy 1d-6. If I remember there currently is a retail use overlay and certain uses can only occur in this area not throughout the entire downtown district. Is this strategy proposing to keep the current limits or to change them? I'm not clear on that. Maybe this gets deferred until discussion with the Ordinance Review Committee.
7. Strategy 1e-3 isn't written as a strategy – maybe this can be revised to be more consistent with the other strategies.
8. Strategy 2a-1 reads to go out and attract but maybe this should include developing/incubating green business star-ups as well.
9. Strategy 2c-1. Need to explain what a local business exchange is
10. There is a theme to move more things from staff to the Planning Board – but the CEO should be part of the process. For example in Strategy 3a-1 shouldn't people be encouraged to contact the CEO. Similarly, I'd be cautious about moving simple permitting to the PB since this can really slow down approvals especially for business activity. Maybe the Plan should recommend reviewing what permits and approvals should be a staff function and which need PB involvement.
11. Strategy 3b-3. As the land use ordinance is (*re-written or updated*) . . . There is an existing ordinance that will need to be revised.
12. Strategy 4a-4 really isn't a strategy – it's more of a statement of fact. I understand why you added it but maybe it could be reworked to something like assuring the current facilities that are adequate for current and future needs are maintained.
13. Strategy 4a-5. Same thing – the Strategy should be to develop and regularly update a capital investment and long term maintenance plan
14. Strategy 4b-5. Same thing – it is a statement of principle
15. Maybe Strategy 5a-1 should be two strategies – appoint a new committee and reenergize existing committees. Should providing clear roles and directions for the committee's be part of the recommendations?
16. I'm not sure I understand what Strategy 8a-7 is getting at and why it is needed. If these are town volunteers cleaning town sidewalks, aren't they already covered by the Town's insurance?

17. I'm not sure that Objective 8c really fits under Goal 8 – maybe it needs to be a separate goal.

18. Reword Strategy 9b-4 into a consistent strategy format – Continue to protect the critical habitats . . .

19. GIS – Geographic Information System

Other comments

1. In its review, the state will be looking for historical and archaeological resources to be addressed. You can address this by adding an objective under Goal 1 that would be something like – to preserve the Town's identified historic and archaeological resources. Then you could add strategies along the following lines (you will need to make these appropriate to Unity):

- Work with the Unity Historical Society to continue to document the town's historical buildings, structures and sites.
- Revise the land use ordinance to require that information about identified historic and archaeological resources be submitted as part of any application for a permit or development approval

Revise the land use ordinance to require that that treatment of historic or archaeological resources on a site proposed for development be addressed and protected to the extent feasible.