

PLANNING BOARD MEETING MINUTES

February 28, 2023

1. **ROLL CALL:** Darren Finnegan, David Trask, Paul Jacques, Evan Cyr, Tim DeRoche, Stacey LeBlanc, Toni Ferraro, and Amanda Guerette.

2. **WORKSHOP/ RESOLVE 06-09062022/ ORDER 151-11072022:**

Staff shares the outcome of the survey and where to find it and presents conservation values (SNRB) map and demonstrates the underlying layers like natural features, proximity to the city center, and future transportation-related goals.

Staff also shares Agriculture map made by resident, Joe Gray, depicting the current agricultural enterprises happening in the city.

Staff prompts the Planning Board to direct them on preparing for a public hearing with the following options:

- A. Amend the specific portions of the zoning map from AGRP to a residential zoning designation (RR, SR, T-4.2, etc.) based on conservation and economic services valuation map. This option would uphold the income requirement in the remaining AGRP zone and could necessitate a Comprehensive Plan and Future Land Use Plan (FLUP) change.
- B. Amend some or all areas of the zoning map shown in the blue highlighted areas of Appendix C to allow for higher density development while maintaining possibility for City easement access. This option would uphold the income requirement in the remaining AGRP zone and could necessitate a Comprehensive Plan and FLUP change.
- C. Pursue a zoning text change replacing or eliminating the income standard as proposed. This option would remove the income requirement in all areas of the AGRP zone.
- D. Allow one residential home on existing lots in the AGRP zone. This option would uphold the income requirement for any new lots in the AGRP zone, but not require this restriction for existing lots.
- E. Remove strip zone limitations in RR and LDCR areas abutting AG zone.

Planning Board directed staff to prepare for the text amendment public hearing on option C and to consider option A or B as continued deliberation or with the recommendation they should make to the board.

The board decides to not pursue option D or E.

The board decides to have the public hearing as a special meeting on March 28, 2023, at which point they will discuss and vote on a text amendment presented by council. Board wants to begin drafting replacement for the income standard at this meeting.

3. MISCELLANEOUS:

Upcoming Agenda Items

4. ADJOURNMENT:

Motion to adjourn is made by Evan Cyr and seconded by Paul Jacques. **Vote:** 7-0-0 Motion passes, meeting adjourned.