

March 28, 2017 2ND PUBLIC MEETING REGARDING CHANGES TO THE VILLAGE ZONE IN BUXTON, ME

Location: Main Conference Room – Buxton Town Hall

Present: Selectman Chairman Cliff Emery, Select Board Members Jean Harmon, Chad Poitras, Mark Blier; Planning Board Chair Jeremiah Ross; Business District Focus Committee Chair Laurie Warchol. Approximately 30 residents were in attendance

Chairman Emery opened the public meeting at 7:00 p.m. Selectman Emery provided an overview of the last public meeting and spoke about tackling a few of the issues in the Village Zone but review ongoing issues throughout the upcoming year.

The size of buildings was the major concern of most. Current zoning is if the size of the building is 2,000 sq. ft. than the CEO can approve the application; if over 2,000 sq. ft. than it goes to the Planning Board for approval. The thought is to allow a 3,000 sq. ft. footprint for businesses – nothing greater and this would be the maximum size of any business in the Village Zone.

Signage was also a concern and the lighting of such signs. The signage couldn't be intrusive regarding size and lighting – no interior lighting would be allowed. Lighting would have to be projected at the sign in a downward or upward manner. The time frame of when signs could be illuminated would be a half hour before opening and a half hour after closing.

Chairman Emery spoke at the Planning Board meeting on Monday March 27 regarding the fact that when a business under 2,000 sq. ft. gets approval from the CEO there is no notice to abutting residents. We should look at the land use table as to what is allowed as there should be a public hearing forum so that abutters have an opportunity to speak regarding the potential business.

We should also look at instituting the Design Standards in the Village Zone in a toned-down version since most of the Village Zone is residentially developed so that any business doesn't intrude on those residents.

It may be that we look at pulling some areas out of the Village Zone and we will look at that in the upcoming year.

There may not be another public meeting until after Town Meeting but this is something to continue to look at.

Some resident comments made were:

- Consideration of existing buildings if not torn down – would they have to conform to Design Standards;
- Concern if the building was less than 2,000 sq. ft. – could the building be torn down and have a drive-thru;

- Residents would want to look at language before voting on anything. Would the Town's attorney draw up the language;
- Land Use Table – permitted or conditional use change in Village Zone so that everything goes to the Planning Board.

Chairman Emery also mentioned the 300' overlay in the Village Zone and 500' overlay in the Rural Zone that the Business District Focus Committee has been discussing so that all commercial development would meet the Design Standards. The overlay would start from the edge of the road and be on the main routes (Route 112 and Route 22) but we may need to do the overlay town-wide.

Other resident comments were:

- What happens if a new business comes in now? Chairman Emery responded that we currently have a moratorium in place so no new business could come in;
- What are ways to make the wording public? It would be read at a Selectmen's meeting and posted throughout town;
- Noise pollution – trash pick-up early in the morning and late at night? It has to be at a certain decibel for an amount of time. The ordinance can be amended. If noise is an issue, it is either a CEO enforcement or Police Department;
- Does the Town have Associations? Some subdivisions do. A discussion followed on covenants and how they apply.

Meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Jean Harmon