**Fryeburg Planning Board**

**July Meeting Minutes**

**July 27, 2021 – David and Doris Hastings Community Center**

**Members in Attendance**

Patrick Emery, Tom Rebmann, Charlie Buterbaugh, Edy Kizaki, John Testa

**Call to Order**

Emery called the meeting to order at 6:03 p.m. It was determined that there was a quorum.

**Approval of June 22nd Meeting Minutes**

Rebmann made a motion to approve the minutes. Seconded by Buterbaugh. Vote: all in favor (5-0).

**Open Discussion Regarding Planning Board Priorities**

A list of 32 strategies assigned to the Planning Board in the Town’s Comprehensive Plan (Comp Plan) were reviewed and ranked (see attached summary). Based on a discussion and the rankings assigned, the following three strategies appeared to be most important and most urgent:

* Review and update the cluster development section of the ordinance to encourage the preservation of open space in the rural zone.
* Develop language for the ordinance to encourage architectural elements with a small-town rural character in the general commercial zone.
* Consider an agricultural zoning district and/or right to farm language for the ordinance.

Kizaki made a motion to focus on the three priorities above. Seconded by Rebmann. Vote: all in favor (5-0).

There was also discussion of identifying the strategies that were easy to address (ie. do not require months of research, etc). These included:

* Review and update floodplain and shoreland language in the ordinance to ensure it complies with current state law.
* Revise the ordinance to reflect limits on mobile homes in the Village

**Election of Officers**

Rebmann nominated Emery to continue as Chair. Kizaki seconded. Vote: all in favor (5-0).

Kizaki nominated Rebmann to serve as Vice Chair. Buterbaugh seconded. Vote: all in favor (5-0).

Rebmann nominated Kizaki for secretary. Buterbaugh seconded. Vote: all in favor (5-0).

**Public Forum**

No members of the public were in attendance.

**Other Business / New Business**

Rebmann suggested considering the development of ordinances for dark skies and tiny houses, as well as, revisions to the noise ordinance.

Several Board members asked the CEO to research the state laws regarding clear cutting.

The CEO advised the Board that a developer interested in building a solar array on the airport may submit an application, however, the developer has not yet received approval for the project from Maine DEP. The Board agreed that if such an application were received, it would be tabled (determined to be incomplete) until the DEP approval was also provided.

The next Planning Board meeting will be on August 24, 2021 (same time and location).

**CEO’s Report**

The Board voted to approve the CEO’s report.

Kizaki asked the CEO for an update on the complaints about the clear cutting for the solar project on Bridgton Road.

**Adjourn at 7:24 p.m.**

Emery made a motion to adjourn. Seconded by all. Vote: all in favor (4-0 (Buterbaugh left early)).

**Attachment**

Summary of Comp Plan Strategies Assigned to the Planning Board

