

PLANNING COMMISSION

Minutes -Regular Session May 3, 2005

At approximately 7:30 p.m. on May 3, 2005, Chairman Tom Bonadeo called the session to order. In addition to Chairman Bonadeo, Joan Natali and Karen Jolly Davis were present. Also present were Town Manager Tim Krawczel and Town Clerk Joy Pelletier. Two members of the Public were present.

Invocation and Pledge of Allegiance

There was a moment of silence. All recited the Pledge of Allegiance.

Old Business

A. Adoption of revised By-laws.

Joan Natali pointed out the existing By-laws indicated a 2/3 vote of entire membership was required to approve any changes to the By-laws. Therefore the approval of the By-laws was postponed until the June meeting.

B. Schedule hearing for Zoning Ordinance Changes:

Definitions were scrubbed. Public Hearing will be held June 7, 2005 at 7:00 p.m. to hear public comment on the definition sections as well as the demolition section. Recommend to Council to have their hearing on June 14, 2005.

Motion made to hold a Public Hearing on June 7, 2005 at 7:00 p.m. to hear public comment on the definition section and the demolition section of the Zoning Ordinance made by Joan Natali, seconded by Karen Jolly Davis and unanimously approved.

C. Keller Co. transportation plan draft:

Tim Krawczel described handout of draft and the request from Keller Co. for input from us prior to final copy. Mr. Krawczel indicated the information would be helpful in preparing the Comprehensive Plan.

New Business

A. *Next steps in preparing for Comprehensive Plan update:*

Tim Krawczel led the detailed discussion. The following points were discussed:

- The new planner comes on board June 1, 2005.
- ANPDC will be asked for help in preparing the base for the plan.
- Use of outside architects or planners might be helpful.
- Groundwater issues were discussed in detail./Inventory of private wells vs. public water system
- Traffic counts.
- In town traffic for tourism – Harbor to Marina Village
- Affordable housing
- Underground electric, cable, etc.

Motion made by Joan Natali, seconded by Karen Jolly Davis and unanimously approved to forward request for help to ANPDC.

B. *Follow-up from Town Council retreat:*

Priorities established concerning:

- Water/sewer – treatment plant is not beyond capacity at this time. Health Department indicated we need an additional source of water if the Town intends to add new subdivisions.
- Harbor repair – beginning this fall – will be an ongoing process
- Municipal building – running out of space to house day to day operations
- Open dialog with County officials

Motion to adjourn made by Joan Natali adjourn the meeting, seconded by Karen Jolly Davis and unanimously approved.

Chairman

Town Clerk