

Growth Planning Committee
Minutes
8/17/21

Attendees: Dan Saunders, Chair, Jim Fitzgerald, Vice Chair, Werner Gilliam, Director of Planning and Development, Janet Powell
Absent: Mike Corsie, Jim McMann, Paul Hogan
Guests: Liz Durfee, Tom Morgan, Planning Consultants
Planning Board: Tom Boak, Nina Perlmutter, Ed Francis, Larry Simon

Dan called the meeting to order at 6:01 p.m. He welcomed everyone and introduced the members of the GPC and Planning Board. He confirmed that all had received the Draft of the CP's Vision Statement.

Tom presented the comments and suggested additions to the language of the Vision Statement. After hearing from all attendees, it was decided to continue revision of the document at the next meeting and move onto a discussion of Land Use issues.

Dan asked the members of the PB to comment on the question "Are the Land Use Ordinances working as intended?"

Nina Perlmutter spoke to the concern of many that the size and design of many of the new homes being built are compromising the historic character of the town. Werner added that while we have regs on the minimum size of houses, there is none on the maximum size limit. He noted that this is a recurring issue in renovations at GRB where the Shoreland LUOs are broadly defined in terms of lot coverage. (esp in a grandfathered scenario (30% lot coverage) where the parking and building s.f. are being interpreted as equivalent. It was suggested that we restrict swapping impervious parking areas for building space. Ed Francis suggested taking steps to review and modify the LUO every two to three years. One ongoing struggle for the PB is dealing with requests for construction of docks. Nina agreed that the science overwhelmingly confirms that the disturbance of our natural environment is a threat to wildlife. We are struggling to maintain a balance between the rights of landowners and the health of our natural ecosystems. The question of how the LUOs can be changed was asked. Werner stated that the legal process remains the same. The proposal goes from the Planning Board to the Board of Selectmen and then to the Voters.

The next topic was Growth Area Boundaries. A summary of permits issued showed that out of the 20 permits allotted to Growth, 12 to Transitional and 8 to Rural, all of the Growth Area permits were taken, leaving some in the Rural area. With construction costs up around 30 %, the Growth Area saw growth in the residential sector, not in commercial or industrial.

Moving on to new business, we need to determine a venue for the September 21 Land Use Public Outreach Event. Werner will contact RSU21. TBD is whether it will be on Zoom or in person.

The next meeting will be focused on the **Draft Vision Statement** which needs to be ready for the Public Outreach Event (9/21)

With no further business to discuss, Jim motioned to adjourn, Paul seconded.
The meeting was adjourned at 7:35 p.m.

Next virtual meeting: Tuesday, September 7, 2021

Respectfully submitted,
Janet Powell