

Comprehensive Plan Committee

Minutes from Meeting of May 12, 2021

Present were: Jonathan Hall, Co-Chair; John Gray, Co-Chair; Nancy Sanford; Sarah Cox; John Kimball; Hal Snow; Bud Fisher; and Allen Kratz.

Friends of the CPC: Phyllis Cox and Barbara Kourajian

Jarod Farn-Guillette, Planner with the Hancock County Regional Planning Commission

Debbie Grimmig, Secretary

Jonathan Hall convened the meeting via Zoom. He previously distributed by e-mail the agenda, minutes of the meetings of 4/28/2021 and 5/3/2021, drafts of the Broadband section and draft goal for “A Litter-Free Brooksville”. The agenda was posted on the Town website and the public was invited to attend.

1. Discuss the status of the following plan sections in progress:
 - Housing – Allen Kratz is waiting for information from the Town of Stonington regarding that community’s programs addressing affordable or workforce housing.
 - Public Facilities & Capital Investments – Jarod Farn-Guillette and John Gray are gathering information on capital investments.
 - Marine Resources – Sarah Cox, with assistance from the Harbor Committee, has provided more information for Goal # 1 and the future of lobstering. Jarod Farn-Guillette will follow-up with Bureau of Marine Resources regarding missing information on marine licenses. Jonathan Hall would like to post this section as soon as possible to allow the public plenty of time to review it. He will contact Sarah Cox before posting in order include information she has gathered as of that date. Sections are posted with the understanding that additional information may be added later.
 - Current & Future Land Use – Jarod Farn-Guillette shared on-screen a digital version of the current land use map with parcel data from the State of Maine. He explained the coding system: #1 refers to residential parcels, #2 public land/institutions/schools, #3 commercial, #7 conservation land/land in trusts/public parks. These categories may be amended if more specificity is needed. He will drop off the paper copies of the land use maps for the Committee members on Friday (5/14). Jarod Farn-Guillette asked the Committee to make notations directly on their hard copies of any parcels that are incorrectly classified, notations of agricultural land, recent changes in uses, new construction and development, etc. In considering future land use issues, the Committee should consider what to preserve, conserve and protect. Where should future development occur? Where is development taking place and should these patterns continue in the future? Where are the historically and culturally significant areas? Jarod Farn-Guillette asked John Gray to request data from the Assessor on new construction for the last 10 years as this will provide information on development patterns. The Town does not issue building permits, but does issue plumbing permits. Plumbing permits for new systems (as opposed to replacement systems) will also provide information on where development is occurring. Sarah Cox suggested the Committee review the shoreland zoning ordinances, the subdivision ordinances and any other regulations relating to land use. Jonathan Hall will distribute the digital version of the maps to the Committee.

2. Discuss and edit draft of the Broadband section – The Committee reviewed the draft provided by Abbie McMillen of the Brooksville Broadband Committee and made several changes to reflect the format, style and level of detail of the other sections. There was some confusion regarding the community survey conducted by the Comp Plan Committee and the survey by the Broadband Committee. This language was edited for clarity. Jonathan Hall will work with Abbie McMillen, Kathy Bonk and Doug Cowan to reformat some of the “Next Steps” outlined in the draft into the Goals, Policies, Strategies, Responsible Parties and Timelines. The Committee wants to focus on the next 10 years and less on the history. Jonathan Hall will distribute the new goal section to the Committee. Hal Snow suggested that the Comp Plan Committee invite members of the Broadband Committee to future meetings, which the Town expects to be holding face-to-face at the Town House in the near future.
3. Discuss Barbara Kourajian’s proposal for a “litter free” Brooksville – Jarod Farn-Guillette expressed some concern that the clean-up activities may pose safety hazards from distracted drivers, speeders, or discarded needles for example. If the Comprehensive Plan encourages clean-up of roadways, the Town could have some vicarious liability if someone is injured. There was consensus that this goal should be added to the Recreation and Health section because the activities promote exercise as well as the Natural Resources section because it promotes the natural beauty of Brooksville.
4. Public Comment – No members of the public were in attendance.
5. Schedule for Next Meeting – Wednesday May 26, 2021 at 6:30 pm.