Agenda

Newcastle Planning Board Meeting
Thursday, July 20, 2023, 6:30 PM

Hybrid Meeting: Clayton V. Huntley Jr. Fire Station, 86 River Road & via Zoom
Join Zoom Meeting: https://us02web.zoom.us/j/87852494026
Meeting ID: 878 5249 4026   Passcode: 04553

1. **Call to Order + Introductions**

2. **Review of Minutes:**
   May 18, 2023 Planning Board Meeting Minutes

3. **Public Comment**

4. **New Business**
   Discussion Items

   - Priorities for remainder of 2023
   - Updates to local ordinances (Shoreland, Signs, Historic, Short-term rentals, etc)

5. **Planner's Report**

6. **Adjourn**

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Board Members Present:

Ben Frey, Chair
Peter McNaughton, Member
Kevin Houghton, Member
Lee Emmons, Member
Lucas Kostenbader, Member

Staff Present:

Michael Martone, Acting Town Planner

1. **Call to Order + Introductions**
   Chair Ben Frey called the meeting to order at 6:29 pm.

2. **Review of Minutes:**
   Lucas Kostenbader moved to accept the minutes of the April 27, 2023 Planning Board Meeting, Peter McNaughton seconded. Chair Frey identified one typo and the Board discussed the formatting of the Minutes.

   The motion carried 5-0.

3. **Applications**
   Michael Martone recommended that the Board vote to reaffirm their vote at the April 27, 2023 meeting to approve the *Small Project Plan: Pleasant Street, Map 11, Lot 31-001; (street number TBD)*. The Board discussed that this was likely not necessary but would be done out of an abundance of caution due to the irregular nature of the April 27, 2023 special Planning Board meeting.

   Chair Frey moved that the Board vote to reaffirm the decision from the April 27, 2023 meeting to approve the *Small Project Plan: Pleasant Street, Map 11, Lot 31-001; (street number TBD),* Kevin Houghton seconded the motion.

   Kevin Houghton identified a formatting error relating to the list of documents submitted by the applicant.

   The motion carried 5-0.

4. **Public Comment**
   Chair Frey opened the meeting to public comments, noted that there were no members of the public present, and closed the meeting to public comment.

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5. **New Business**

   (There was no new business for discussion.)

6. **Planner's Report**

   Michael Martone prepared a memo for the Board regarding the legislation enacted under LD 2003.

   The Board discussed the nature and content of LD 2003 and the timing of when the different parts of the legislation go into effect and potential changes that may be going into effect. Michael Martone provided an overview, including state-wide housing production goals, Affordable Housing density bonuses, Accessory Dwelling Units, and the minimum number of units allowed by right.

7. **Other Business**

   Chair Frey introduced the topic of adding visuals to the Core Zoning Code. The Board discussed how this might have been relevant for past applications and how it could help clarify current standards in the Code. The process for amending the Core Zoning Code or any Town ordinance was reviewed and the potential for addressing desired changes through a special town meeting was discussed.

   Michael Martone brought up the question raised at a previous meeting about whether the CEO is compelled to issue a Zoning Permit on an application if the Planning Board approves that application. After review of Article 7, Section 10, C. 2. it was determined that the CEO would be required to issue a Zoning Permit upon approval of a Spall Project Plan by the Planning Board.

   Michael Martone informed the Board that an application by Zander Lee for a multi-unit residential project would likely be coming before them at the next meeting.

   The next meeting of the Planning Board is scheduled for June 15, 2023.

8. **Adjourn**

   The meeting adjourned without objection at 7:35pm.