

Board of Selectmen & Assessors Meeting - Agenda
August 31, 2020 @ 7:00p.m.
Via Zoom Meeting/YouTube Live Streaming

1. Call to Order:

2. Amendments to the Agenda (Pending Approval)

3. Minutes

4.1 August 24, 2020

4. New Business

5. Unfinished Business

5.1 Core Zoning Code Special Town Meeting Update

6. Town Manager Report and Communications

7. Fiscal Warrants

8. Board of Assessors

9. Executive Session(s)

10. Adjournment

Public Comments Regarding Items On The Agenda Can Be Sent To The Town Manager's Email Prior To The Meeting For Circulation To The Rest Of The Board (townmanager@newcastlemaine.us)

Upcoming Events

For Updated Information Please Check The Town's Facebook/Twitter accounts and Town's Website: newcastlemaine.us

Executive Session 1 M.R.S.A. Section 405 (6) A – Personnel, C – Real Estate, D - Labor Contracts, E – Legal, H – Consultation With CEO Concerning Enforcement Action

Board of Selectmen & Assessors Meeting - Minutes
August 24, 2020 @ 7:00p.m.
Via Zoom Meeting/YouTube Live Streaming

Attendees: Brian Foote, *Chair*, Tor Glendinning, Joel Lind *Vice Chair*, Rob Nelson, Wanda Wilcox, Jonathan Duke, *Town Manager*

1. Call to Order: 7:00pm

2. Amendments to the Agenda (Pending Approval)

3. Minutes

4.1 August 17, 2020 – Nelson moved, Tor seconded. Passed 5-0.

4. New Business

4.1 Cemetery Rules Amendments – Updates previous work from Cemetery Committee. Replaces Administrator with Manager, parties responsible from being the Cemetery Committee to Town of Newcastle as the party responsible. The update leaves definition and need up to the BOS as to how the need is filled. Motion by Lind to approve the updated and reformatted Cemetery Rules, seconded by Nelson. Discussion: New item is a change in cost of a single grave lot to \$600 and cremation grave lot to \$500 to allow for differentiation for size of lot. Currently Glidden Street cemetery is the sole graveyard with lots available, an estimated 60 lots, 2/3 of which are cremation lots. Motion passed 5-0.

4.2 Tax Acquired Property Executor Authorization – Authorization requested is regarding four lots acquired several years ago. At a past meeting, the BOS suggested the town seek listings with a broker. At town meeting, voters provide BOS with direction to sell tax acquired lots at the best interest of the town. The method of sale is up to the BOS to determine. Wilcox provided detail of previous BOS decision-making process of how they got to this point, and the town not wanting to be in the real estate business. The proceeds from the sale would go to the town's fund balance. Real Estate Agent (Bonnie Stone) needs the BOS to provide one person with authority to sign the listing agreement. Stone provided a market analysis and description of how the properties would be listed. The procedure for moving forward once asking price is ascertained: the parameters will be discussed in Executive Session. Glendinning proposed asking the Town Manager to construct the deal. Proposal by Nelson is for the BOS to codify procedure. Motion by Glendinning to give the Town Manager the authority to sign the listing agreement, deeds and to set parameters in Executive Session. Lind seconded. Motion passed 5-0

5. Unfinished Business

5.1 Core Zoning Code Special Town Meeting Update – Updates to prepare for the next regular BOS meeting in September to have a warrant to consider and set the 29th date, perhaps method of voting as well. Foster's as location is working out, details are getting sorted out. Planning Board will hold a public hearing on September 17th. The town office is working through the details of how to hold that meeting. Best option is truck bay in Fire Station, the largest covered space with proper ventilation. Notice for public hearing requires specific notice and procedures, therefore will be held September 17th irrespective of weather. LCTV will broadcast PB meeting and Special Town Meeting. Comments procedure will also apply to Planning Board hearing as well as Special Town Meeting for submissions (email, drop box) and responding publicly. Materials for discussions with residents being prepared. Nelson: Saturday, August 22nd, had a good turn-out, 10-12 people with questions and engagement. An example of a question: under the new code, could I put an apartment in my barn? Yes, under new code, under current code, you cannot. Nelson created a list of questions and would like for a public mode for providing answers to the questions to others as well. Lind: Good idea, perhaps post FAQ's on the website. On the Newcastlemaine.us website Home Page, a drop-down menu exists for the Core Zoning Code. On the Core Zoning Page, links for each item under consideration are available. Particular attention to the

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Comprehensive Plan as context for how we got to Core Zoning Code today. Maps online are being worked on to increase accessibility, focus is on tying in with GIS database. Personal outreach to the community from BOS and Zoning Committee was discussed. Commitments by Thursday of time slots could be advertised for the following week.

6. Town Manager Report and Communications

7. Fiscal Warrants

7.1	Town & Fire Warrant	\$105,605.00
7.2	Academy Hill	\$165,367.01

Lind moved to approve both warrants. Wilcox seconded. Passed 5-0

8. Board of Assessors

9. Executive Session(s)

Motion to move to executive session at 19:43 by Glendinning, Wilcox seconded. Passed 5-0

10. Adjournment

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Upcoming Events

Next BOS meeting is August 31st at 7pm.

Next regular BOS meeting is September 14th.

For Updated Information Please Check The Town's Facebook/Twitter accounts and Town's Website: newcastlemaine.us



Jon Duke <townmanager@newcastlemaine.us>

Saturday Code comments and questions

1 message

Rob Nelson <rnelson@newcastlemaine.us>

Mon, Aug 24, 2020 at 2:56 PM

To: Brian Foote <bfoote@newcastlemaine.us>, Joel Lind <jlind@newcastlemaine.us>, Jon Duke <townmanager@newcastlemaine.us>, Tor Glendinning <tglendinning@newcastlemaine.us>, Wanda Wilcox <wwilcox@newcastlemaine.us>

We had a good turnout for our first comment/question session on Saturday about 10-12 people. Questions included:

- A number of questions regarding potential nuisances in residential neighborhoods:
 - Are there restrictions on parking recreational vehicles on residential lots in town?
 - Are yurts allowed?
 - Do generators need to be screened?
 - Does the zoning code address dog barking?
 - How is sound from live music from an adjacent commercial use regulated?

Other questions/comments:

- Why is the Town of Newcastle except from the standards of the code?
- A question about how the code would allow an additional dwelling unit on a large property that has an existing main house with an apartment.
- If one owner holds multiple historic deeds for adjacent lots, and receives one tax bill, is this one lot for code purposes?
- We were asked multiple times whether the new code allows an apartment in an existing barn.
- It was pointed out that in Article 3 Site Standards, 7 Fields, B Applicability 2 should make clear that NEW Commercial Agricultural uses are exempt, not current agricultural land being converted to a new use.
- Article 6 Use Standards 11, Bar Or Tavern does not include standards - use same standards as 56 Restaurant & Cafe?

Pop-Up Meetings

Summary

8/28/20

Tuesday 8/25 at 12:00p- Tor and Rob, Rob was replaced by Brian who arrived at 12:20.

Bucky and Pauline Holloway:

Bucky's property is in SD Rural Highway, he and his wife take exception to the proposed setback restrictions, 200ft setback and the 200ft buffer and the 1000ft frontage. He stated that the Planning Board in previous years has been hard to work with. His property has limited buildable area mostly adjacent to the Rt.1 ROW/boundary. The 200ft setback will make it hard for him to expand his marine boat storage business. The back portion of the lot is not great for expansion because of stormwater retention pond and septic system.

Tor's Thoughts:

The BOS should reconsider the setback standards for the SD Rural Highway. In the current language the setback and screening buffer is measured from the ROW frontage line. Consider defining this by center of paved road (yellow line). The screening buffer should be less distance than building setback, less 25ft (my proposal). It is not feasible to have the buffer and building share the same setback line.

The Level 4 screening buffer in this district should be better defined, here is my proposed language: *"A level 4 Screening buffer of not less than 50ft depth shall be maintained with a setback distance of not more than 175ft from the road center line. The buffer shall exist so that it is outside the State Road ROW to the greatest possible extent."*

Gisele Rhodes:

Gisele takes exception to the proposed zoning change from commercial to SD Rural Highway along the Rt.1 ROW across from Mike's and the Mexicali and car dealership. Per recommendation of some town representatives, she has gone ahead and divided the property, deeding off a parallel strip of land next to Rt.1. The recommendation was made so she could seek a zoning to maintain this as commercial zoning.

Tor's Thoughts:

The BOS should make this map zoning change prior to placing this code on the warrant.

Thursday 8/27 at 12:00p- Tor and Rob

Don Hunt:

Don takes exception to the proposed 250' road frontage requirement in the Rural district. He stated that his 53acre parcel has 400ft of frontage. He would like to split this at some point. Alternative development, division, was proposed by Tor using the new code requirements but he resists this notion because of the cost of driveway length to access a developable site further back that would meet the proposed code requirements.

Tor's thoughts:

The BOS should consider revising the proposed road frontage to 200ft.

End of Summary