I. **Call Meeting to Order:** Bob Earnest opened the meeting at 6:05 PM  
**Planning Board Member Present:** Jane Frizzell, John “Chip” Corson, Robert “Bob” Earnest, Carol White, Kyle Koerber, Nancy Hill (Donna Colbeth, absent)  
**Also Present:** Marjorie Stratton, Jackie Trask

II. **Review Minutes:** Postponed

III. **Discuss recent letter regarding Bennetts Cove / barging (no action required)**  
- Need to consider overall issues of barging and dock/piers; to re-evaluate zoning and incorporate into re-write of ordinance  
- Create list of goals for ordinance  
- Propose a general statement/policy that the town needs to follow ordinance rules like anybody else  
- Zoning: re-evaluate zoning, especially CFMA zone

IV. **Review where we are in the Ordinance rewrite process**  

A. Discuss options for moving forward  
   1. Separate Shoreland Zoning from Land Use Ordinance as first step  
      **Consensus:** To take this first step to the next town meeting  
   2. Take the North Haven approach with fewer zones?  
   3. Combine Commercial and Residential  
   4. Rural vs. Village  
   5. Separate Subdivision from Zoning  
   6. Docks – Piers  
   7. Work on zoning map and charts first  
   8. Is a Growth Management Ordinance required?  
   9. How is Resource Protection determined?  
   10. Identify current overlays

B. Decide which path to follow  
   1. Our goal is to go to the fall town meeting with the following:
o Separate the Shoreland Zoning ordinance from the Zoning ordinance
o Change the 2 remaining zones covered under Zoning to 1 zone (e.g., from IB and IR to Zone I)
o Rework the two sets of tables of permitted uses and special exceptions to one set

2. We agreed that we need to meet more frequently, in workshop fashion, in order to accomplish these goals by sometime in July (tentative deadline) in order to get on the warrant for fall Town Meeting.

3. Separately, and not necessarily for Fall 2017 Town Meeting, we will develop appropriate overlays for Zone I, such as Growth, Resource Protection (which currently exists only in the Shoreland), Aquifer Protection, Habitat Protection, View Protection, and Historic Protection.

C. We then began the work of reviewing / revising the permitted uses in the IR district, which will become (some of) the permitted uses in the I district. We revised the list from 204.1 A. 1. as follows (subject to further revision - this is a draft):
1. Add language to limit these to 3500SF
2. Add stipulation that mobile home parks are allowed only in the Growth Overlay; also determine how to deal with RV’s
3. OK
4. OK
5. OK
6. Take heliports off the permitted use list
7. OK
8. OK

V. Our next meeting will be a workshop on June 1, from 7:10pm until 8:30pm, at the Rec. Our agenda for this workshop:
- Review/revise/adopt/strike items from 204.1.B. (current Island Residential special exceptions)
- Review/revise/adopt/strike items from 204.3.A. (current Island Business permitted uses)
- Review/revise/adopt/strike items from 204.3.B. (current Island Business special exceptions)

Respectfully submitted,

Marjorie Stratton
Town Administrator

and

Bob Earnest
Planning Board Chair