

MINUTES

Members Present

Susan Auglis
Cory Fellows
Judy Roy
Richard Shinay
Allen Paul
Dave Merrill

Staff

Dan Bacon, Town Planner
Tom Hall, Town Manager
Karen Patterson, Recording Secretary

Guest

Mark Primeau, Habitat for Humanity

Higgins Beach Form-Based Code – Final Draft

Mr. Bacon informed the Board that the final draft will go before the Council for first reading in November as well as the Planning Board for public comment. Once those have been completed it will go before the Council in December for a second reading. Mr. Bacon explained that on the proposed map, the mixed use area has been scaled back to only include the existing commercial and non-residential properties at Higgins. Mr. Bacon stated there has been a lot of support from the Higgins Beach community for this project.

Solar Amendments

Mr. Bacon explained that Mark Primeau with Habitat for Humanity was there to explain his thoughts on an ordinance change regarding subdivisions and location of solar arrays/panels. The current ordinance is clear that small wind energy systems are allowed in the common open space of a subdivision, but not solar.

Mr. Primeau explained to the members that Habitat for Humanity works to keep the cost down when they do housing projects. Mr. Primeau explained that through grants and other avenues this subdivision could run electricity, heat and hot water off solar arrays. Six to seven of the homes can have the panels directly on the home. The remaining homes would need to be powered by a solar array garden as their orientation does not work for solar panels located on the home.

The members were in support of the language ordinance change and thought it was a positive step for the Town.

Updates

Mr. Bacon presented the draft memo regarding multi-family in the TVC and will go before the Council for first reading on November 18.

Mr. Bacon also brought up the letter the Committee had received from a Robert Lynch at 49 Kirkwood Road in regards to the zoning of his property and his ability to be able to split the lot. The committee supported Mr. Bacon writing Mr. Lynch informing him that they are aware of his situation but are unable to support changing the zoning at this time.

Next meeting November 20, 2015.