

MINUTES

Members Present

Susan Auglis
David Merrill
Rick Shinay
Judy Roy

Staff

Brian Longstaff, Zoning Administrator
Jay Chase, Senior Town Planner
Karen Martin, SEDCO
Karen Patterson, Recording Secretary
Chris Caiazzo, Town Councilor
Bill Donovan, town Councilor

Residents

Vin Bombaci
Ed Blaise
Sue Naiden
Melissa Carifio

1. Review Updates to “Golf Course” Definition

Karen Martin explained to the Committee that Bob Whitting, the golf course manager would like to create an accessory dwelling unit above the building that stores the golf carts. Ms. Martin stated that an accessory unit would be allowed in a single family in the zone, however it would not be in a mixed use building. Ms. Martin stated that the unit would be created for an onsite manager. Ms. Martin explained that language from the “mini storage” definition seemed similar to what language was needed to add to the golf course definition.

Committee members questioned the codes for such unit. Mr. Longstaff stated that would be reviewed during the building permit process. Committee members also questioned the number of residents allowed to reside at the accessory dwelling and the use of the word “only”. Mr. Longstaff stated it would be regulated by the golf course and not the code department. Committee members suggested removing the word “only” from the definition.

Mr. Chace stated that staff will adjust the language and email it out for the Committee’s review, before presenting it to the Town Council.

2. Higgins Beach Character Code Updates

Mr. Chace stated that Mr. Longstaff, Dan Bacon, the consultants and himself have been working on the updates.

Mr. Longstaff went through the draft amendments from Dan Bacon at Gorrill Palmer. Mr. Longstaff reviewed the amendments for fenestration, roof lines, height and massing along with a few other items that needed some updates.

Committee members stated that visuals illustrating what the updates would look like would be helpful at the Higgins Beach Audit Open House on June 11. Committee members stated that comparisons of existing and proposed would also be helpful.

3. Comprehensive Plan 2018 – Update & Prep for May Meeting

Mr. Chace stated that Committee members and Town Councilors will receive an invite from the consultants for an interview to receive input on the Comp Plan.

Committee members asked if they could get the consultants questions ahead of time.

Mr. Chace and Ms. Martin both stated that that they will be plugging into community activities to spread the word about the Comp Plan and prepare for the September meeting. Mr. Chace stated that the 2006 Comp Plan provides a solid base to work from for the 2018 Plan.

Mr. Caiazzo asked if there is a slogan or symbol. Ms. Martin stated they are working with the consultants on it.

Mr. Shinay suggested that if Committee members haven't read the 2006 Comp Plan, that they should. Mr. Shinay also reminded Ms. Martin about the statutory link and asked that it be emailed out to the Committee.

Mr. Chace reminded the Committee about the following dates and times;

Joint Meeting of the Long Range Planning Committee and Town Council re: Comp Plan, May 22, 2017
from 6 PM to 7 PM

Public Kick-off of the Comp Plan, May 23, 2017 from 5:30 PM to 9 PM

Higgins Beach Audit Open House, June 11, 2017 from 10 Am to 1 PM

Next meeting – Friday June 9th at 8 AM.