Selectmen's Meeting
October 12, 2016
Wednesday, 6:00 p.m.

The meeting opened at 6:00 p.m. Present were Selectmen George Donovan and Tony Palminteri. .Also present was Joyce Wood, Administrative Assistant and several Members of the Planning Board, Al Carlson, George Dugovic, John Ibsen and Ray Blanchette and Secretary, Darcy Hobgood.

George Donovan opened the meeting by explaining the reason for the two Boards meeting together. The topic, he said is contract Zoning and the possibility of bringing an ordinance to the December 3, 2016 Town Meeting for a vote.

Tony Palminteri gave an explanation of how this came before the Selectmen by an applicant who met with the Planning Board and was asked by the Planning Board to meet with the Selectmen. This contractor gave a presentation on contract zoning and presented a copy of portions of the City of Biddeford's Contract Zoning Ordinance along with explanation of how this works. The Selectmen agreed to look into this and have done research on contract zoning and agreed that this might be a benefit to the Town of Alfred.

Mr. Palminteri continued to explain how contract zoning works with current zoning and the process to create a draft ordinance and bring to Town Meeting. He said that both the Selectmen and the Planning Board and Town Meeting must approve any application and that the "agreement" can be very specific as to requirements and stipulations of the project.

It was reported that much work and research has been done on a proposed ordinance and copies of a draft done in house was briefly discussed. Mr. Palminteri said that they have asked Kathy Connor of Southern Maine Planning & Development Commission what she would charge to do a draft ordinance and the reply from her was around $500. It was added that this cost might be covered jointly by the Consultant line item in the Government Operations account and from the Planning Board account. This was discussed.

Jim Allaire added that a contract with a developer can have anything the Planning Board or Board of Selectmen wanted including down to "the color of a building". He said that he feels this would be an asset and benefit to the Town.

John Ibsen asked about transferability and Mr. Palminteri answered that it is transferable but only if the new owner comes in for approval in the same manner and receives approval.

Other questions and discussions followed to include a question from George Dugovic about the Comprehensive Plan containing the proper verbiage to back this up. It was reported that the Comprehensive Plan Committee has agreed that this would be a good tool for the Town and have agreed to put an amendment in the new Plan to make sure that this is covered. This amendment will go before the December 3rd Town Meeting for a vote.

Al Carson referred to the Alfred code 148-67 where he said that the Planning Board already has authority to make changes or waive criteria if approved. This was discussed.

Mr. Palminteri reported that the Selectmen have previously agreed to ask Kathy Connor to draft an ordinance and asked that, if the Planning Board Members present agree, they will move forward with this for review by both Committees. A formal vote was not taken but it was clear that the Planning Board Members agreed that they make this request to Ms. Connor. All information and research was then offered to the Planning Board.

The meeting was adjourned at 6:30 p.m.