

Public Hearing
Dec.4, 2019 @ 7pm
held at Newfield Town Hall on So. Effingham Rd. in W. Newfield
for proposed Comprehensive Plan Goals , Policies and Strategies

Meeting opened with the Pledge of Allegiance at 7:04 pm and ended at 8:02 pm
Meeting was recorded.
Approximately 18 community and non community members in attendance

Residents: Amy Tarbox, Ken Gates, Frank Ring and Molly, Denise Carpenter, Dan Phelan, Ed Stubbs, Andrea Silva, Shelly Gobeille
Non-residents: Paul and Diane Huff from Wells, Eric Sanderson from Southern Maine Planning & Development Corp. (SMPDC), & Mr. Sevigny
Planning Board members: Skip Tonge, Sherry Bachelder, Gloria Dyer, Linda Bisson, Ben Buzzell, Anthony Garrity, Jeff Valley

Meeting was opened by the planning board chair person who gave an overview of the process and of the timeline in developing and adopting the goals, policies, and strategies for the comprehensive plan. The SMPDC, Mr. Sanderson representative added that the document is a living breathing document and is not a be all end all list. It is a guideline for the town.

Testimony/Comments (not verbatim)

7:15 pm Ken Gates, Select board member in Newfield:

- Thanked the planning board for its work
- Appreciates that it is not intended to be authoritative but finds that it is written as an authoritative document. Desires ambiguity.
- Suggested an introduction to explain that this is a guideline for the town folks to use.
- Has questions regarding the responsibilities column,

7:18 pm Shelly Gobeille, Select board member:

- Questioned which takes precedence in court, the Comp plan or the Town's Ordinances? Mr. Sanderson said the towns land use book.
- Suggested the document be passed to the town's lawyer to look over.
- Concerns about policies, strategies and responsibility's column. Read a definition of policy. Gave an ex. of a concern to do with mobile homes and tiny homes. Mr. Sanderson stated that would relate to developing the town's zoning ordinances a little more.
- Concerned that our ordinances are not updated at all and may contradict each other.
- Agrees with Kenny a little bit.

7:23pm Andrea Silva, Resident:

- What is the definition of a Comprehensive Plan? Mr. Sanderson replied that it is a document that outlines the town's resources and facilities and reflects on a 10 year plan for what towns people may want for long range plans. It provides a footprint and path for the Town.
- Asked how anyone could argue with the comprehensive plan if it is not the law?

7:27 pm Ed Stubbs, resident from Bridge St.:

- A web page is one of the things that brought him here tonight. He would like to see it utilized better.
- Interested in the process, read the proposals and appreciates the information.

7:29 pm Ken Gates:

- Not in favor at all of Town having Twitter & Instagram accounts & social media platforms. This sounds like it is tying our hands to establish Twitter and Instagram accounts. Shelly G. added that the Town does not have the resources for that.
- Suggested that recreation committee be added under responsibilities, pg. 2. Also suggested to go back and take a look at the responsibilities again.

7:32 pm Frank Ring, resident:

- Questions re: reverse mortgage
- Who is liable if an inappropriate post gets put on Twitter? Who is responsible to take it down and who is liable? Suggested that using specific names like "Insatgram" would be difficult to keep up to date.

7:33 pm Denise Carpenter, resident:

- Inquired what was the most important survey item from the town's people?
- She questioned that "This was made prior to the results of the survey were in?" Gloria D. answered that there were other forms of information gathering used.

7:34 pm Dan Phelan, resident:

- Stated that about 2 months ago, a survey update was given by the recording secretary.
- Stated that the first item of the survey response in there was "keep taxes low".
- Against Tiny Homes.

7:35 pm Shelly Gobeille:

- Concerned that this document was written before the survey report was available. Stated that there are more surveys at the dump. Surveys should be included and the lawyer should be consulted.

7:37 pm Paul and Diane Huff, property owners on Mountain Rd. , live in Wells

- Commented on process in Wells
- Stated that the town needs a good comprehensive plan in place or the town can move away from what the townspeople really want.
- Stated that they are curious what the towns people want.

7:39 pm Shelly Gobeille:

- Asked Gloria if she could explain the process of today's hearing and the next hearing. Gloria D. answered by explaining the secret ballot and warrant article methods and the related legal public notice requirements.

7:43 Diane Huff:

- What is the percentage of homesteads in town that are primary residences? Shelly G. and Gloria D. responded, more then half, and two thirds.

7:45 pm Ken Gates:

- Does not like using words like "ensure".
- Strategy on pg. 4 third strategy down sounds like rent control, "ensure Newfield residents". Mr. Sanderson responded that he recalled that this was in reference to mobile homes where the property is leased.

7:46 pm Frank Ring:

-Would that strategy (pg.4) affect people that have reverse mortgage programs?

7:47pm Shelly Gobeille:

-Has concerns about mobile homes, tiny houses, and rent control.

7:48 pm Andrea Silva:

-Stated in response to comment about rent control, for example, the land owner wouldn't be able to go up on the park rent.

7:49 pm Denise Carpenter:

- Can you explain mixed use buildings?
- Does this mean that, lets say 8 years down the road, the town could have an area where tiny homes or mobile homes parks went?

7:52 pm Dan Phelan:

-On pg. 4 in reference to tiny homes, this is a recipe for disaster. Stated he wouldn't want a cluster of these anywhere.

7:55 pm Frank Ring:

- Asked what the standards are for tiny homes in regards to septic systems and stuff?
 - Asked is there any way to stop gang or social club, related activities?
- Gloria D. stated that the town has standards for social clubs and the way to manage is through enforcement of the standards. Skip T. added comments about there being no rush and the town can write what they want for Newfield and it may take a little longer to get it right. So if it isn't voted on in March then it can be done later but it needs to be right for the town.

Hearing closed at 8:02pm

Public Hearing
Dec.4, 2019 @ 8pm
held at Newfield Town Hall on So. Effingham Rd. in W. Newfield
for Land Use and Zoning Book and Newfield's Subdivision Ordinance changes.

Immediately after the Comprehensive Plan hearing was held, at 8:04 pm, a hearing on the proposed language changes in Land Use and Zoning Ordinance Book and Subdivision Ordinance began.

This hearing started at 8:04pm and ended at 8:12pm

Approximately 18 community and non community members were in attendance.

Residents: Amy Tarbox, Ken Gates, Frank Ring and Molly, Denise Carpenter, Dan Phelan, Ed Stubbs, Andrea Silva, Shelly Gobeille

Non-residents: Paul and Diane Huff from Wells, Eric Sanderson from SMPDC, & Mr. Sevigny

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Opened hearing with an overview of the proposed changes which are non substantive in nature. removing specific dollar amounts out of the ordinances and inserting more general terms such as fees. Some punctuation modifications.

8:08 pm Shelly Gobeille, Select board member:

-Noticed some formatting errors in 6.2 and 8.1 on the second page of the copies presented at the hearing.

8:09 pm Denise Carpenter:

-Looks great.

8:10 pm Skip Tonge:

-pg. \$80 is missing the strike out

8:12 pm Hearing closed