

**Planning Board
Workshop Meeting Minutes
August 19, 2002**

Sue Dunlap began the workshop at 7:30 p.m. noting attendance of Kurt Clason, Tim Neill, Everett Whitten and Dwayne Woodsome entering at 8 p.m. Roland Denby was absent due to having an operation.

The first order of business is to discuss adding a road frontage requirement to the GP zone under section 3.03. All agreed to keep the road frontage requirement the same as it was before the zone changed from AR to GP at 150 feet. The reasoning is partly due to DOT road entrance standards and not to encourage anything less stringent than might be allowed by those guidelines.

Sue discussed adopting different levels of site plan review for different size buildings. Patti will check with Southern Maine Regional to see if there are any model ordinances we could use.

It was discussed to require site plan review on all commercial buildings with two levels of requirements based on the size of the building. They could require less rigorous standards for smaller businesses. It will be voted on in a future meeting whether to change Section 2.10 to say "any commercial use". The board members are asked to start thinking about preparing a list of requirements that could be waived if a project was less than 5,000 square feet.

The third topic of discussion is to re-zone the lots in the whole perimeter of Ossipee Lake to Residential zone (from Webber Road side to the lake, from Townhouse Road side to the lake, from Route 5 to the Lake, and from Silas Brown road to the lake). It is decided that if the board is going to seriously consider this that the first thing that needs to be done is notify the Ossipee Lake Association of this idea and get their input. There should also be a public informational meeting at the very early stages of this idea before the board gets too involved in it.

The workshop closes at 9:30 p.m.

Respectfully submitted,

Patti McIntyre