

Cherryfield Planning Board Meeting Minutes - April 19th, 2023

Board Members Present: Shawn Blodgett, Crystal Hitchings, Laurie Lee, Billie Jo Brooks

Public Present: Kathy Upton

Meeting called to order at 6:03pm.

Agenda was adjusted to move Public Comments to number one.

Public Comments: Kathy Upton spoke about how the Cherryfield Historic District was created to highlight Cherryfield's special architecture but wasn't meant to inhibit development. The Historic District is a State/National designation, and is different from the Town's Land Use zone, which is the Historic Village and is larger than the Historic District.

The Ordinance does state the importance of the District to Cherryfield and only provides two requirements beyond what is described in the table of uses. One is that development in the District be "compatible" with the surrounding architecture. The second is that buildings included on the Historic District Map require a 45-day notice to the Town, Historic Preservation Commission, and to the public in a newspaper prior to issuance of a demolition permit, whether demolition is in whole or in part. The Ordinance provides exceptions for floods, fire, and similar damage beyond repair. This requirement allows the public, Town, or Historic Preservation Commission to work with a landowner to remove artifacts or explore alternatives to demolition if a property has exceptional historic value. The Board recognizes that some houses in the Historic District are in serious disrepair. Kathy was invited to participate in future conversations about updates to Historic District language in the ordinance.

Minutes from February and March: Motion to approve as written (Shawn); second by Billi Jo; all in favor, motion passes.

Old Business

1. The Planning Board will hold a workshop with CEO Betsy Fitzgerald on May 3rd at 6:00pm. The purpose of the workshop is for the Board to clarify Land Use procedures with the CEO and go over the Table of Uses and National Historic District Map. A number of permits have been issued for projects that should have been undergone a Site Plan Review by the Planning Board. The Planning Board would like clarity on Betsy's methods of record keeping and notification to the Board of permits issued. Crystal will develop an outline for the Board to help guide the discussion.
2. The group once again discussed the need for an awareness campaign for all townspeople about the existence and contents of the Land Use Ordinance.
3. Laurie drafted Bylaws for the Planning Board. The group discussed, made some adjustments, and approved the Bylaws as amended (motion by Crystal; second by Shawn, all in favor).

New Business

1. The Board will attend the Select Board meeting on the 25th to let them know about the upcoming workshop with Betsy and the agenda for the workshop.
2. The Planning Board will begin a complete review of the Land Use Ordinance with the intent to have all updates ready for public vote at the 2024 Town Meeting.

Adjourned at 7:52 (motion by Shawn, 2nd by Laurie, all in favor)

Crystal Hitchings _____

Billie Jo Brooks _____

Laurie Lee _____

Kim Smith _____

Shawn Blodgett _____