



## Planning Board Minutes

September 26, 2023

The meeting convened at 6:31 P.M. In attendance were Michelle Anderson, Charlie Cirame, Jon Crawford, Avern Danforth, Anthony Filauro, Tom Malcolm and alternate member Meghann Runyon. Absent were Heidi Wheaton and alternate member Mike Wallace. Also attending were Peter Jamison, Lorna Thompson and Mary Costigan, an attorney with Bernstein Shur.

The purpose of the meeting was to discuss rezoning areas, in the east portion of the town, from Commercial Forestland (CF) to a zone that allows development. Mary Costigan was invited to guide discussion concerning the town's interest to rezone areas currently classified as Commercial Forestland. A landowner in the area inquired about development of their property, which initiated discussion of a zone change. There was concern that limiting a change to a single property could be viewed as spot zoning. Ms. Costigan indicated that rezoning an area in the community must be consistent with the town's comprehensive plan and follow Section 125-22C of the zoning ordinance. Millinocket's plan is specific about maintaining Commercial Forestland, which will require revising the current plan. Contract zoning was discussed as an option to address concerns about spot zoning; however, contract zoning is not addressed in Millinocket's zoning ordinance.

It was indicated that Millinocket should consider separating itself from the tri-town comprehensive plan. The town could consider revising the comprehensive plan, to allow development in areas currently zoned as CF. A significant portion of the minutes after ending the zoom connection with Mary Costigan, was not audible; however the information presented above outlines a course of action needed to address rezoning areas in the eastern portion of the community.

No other business came before the board. A motion, by Tom Malcolm and seconded by Avern Danforth, was approved to adjourn the meeting at 7:29 P.M.

Respectfully submitted,

Anthony Filauro, Chair