



Town of China

571 Lakeview Drive; China, Maine 04358
(207) 445-2014 info@chinamaine.org

Approved by Planning Board by a vote of 4-0 on August 9, 2022

Planning Board Meeting

Meeting held in Portable Classroom at China Town Office Complex and via ZOOM

July 26, 2022

Begin 6:30 PM

Board members in attendance: Natale Tripodi, Scott Rollins, Walter Bennett

Board members not in attendance: Toni Wall (leave of absence), James Wilkens, Michael Brown

Attendees: Cathy Chesley

Assistant Code Enforcement Officer Nick French - Present

Board meeting opened by Chairman Rollins

Pledge of Allegiance to the American Flag

Chairman Rollins brought Board Member Tripodi into voting capacity.

Review/Approve Minutes July 19, 2022 Meeting

- Board Member Tripodi motioned to approve minutes as written.
- Board Member Bennett seconded motion.

All in favor. No further discussion

Chairman Rollins advised they will be working on finalizing Chapter 2 and Chapter 11 for the public hearing scheduled for next Thursday. Chairman Rollins explained there has been a lot of discussion on the Solar Ordinance. He continued that they have made some changes and also adopted some of the language from Readfield's Solar Ordinance to meet some concerns that were raised. Chairman Rollins advised that he has spoken with Town Manager Hapgood and the Town Attorney and the decision has been made to hold off on moving the Solar ordinance forward based. He further explained there is concern that the current ordinance may not be legally defensible and that they should hold off moving forward until June of 2023. Chairman Rollins advised will be bring only Chapter 2 and Chapter 11 to the public hearing and will be going over at meeting.

Chapter 2 – Land Use Ordinance

- Chairman Rollins advise he has made some slight changes form discussion with Town Attorney and Town Manager. He further advised that he would like to go over the changes and have them finalized as the goal to have them posted by Thursday, to the website, to allow people a week to review before the public hearing. He continued that he will make sure dates are posted as well.
- Chairman Rollins explained the first change is on page 2-4 where they discussed the same permit authority. The next change is on page 2-17 and Chairman Rollins advised he took solar out and explained that for lot coverage, they are keeping structures at 15% and including all the other impervious surfaces up to a total of 20%. He continued that in Rural, if part of property is in Shoreland, needs to follow 20%. Chairman Rollins explained about mobile homes on page 2-18



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and not being in the Shoreland, but can be smaller lot size outside to Shoreland. Chairman Rollins advised on page 2-20 of combination 15% up to a maximum of 20% for lot coverage. He continued to explain under section regarding docks there had been some confusion with wording with having a non-conforming lot before November 8, 2016 and having more than one dock. Chairman Rollins they clarified language to explain there can be no more than 1 dock unless the property owner has twice the minimum shore frontage. Chairman Rollins conclude that the last change was to hazard trees.

- **Board Member Bennett motioned to move Chapter 2 forward to Public Hearing. Board Member Tripodi seconded motion.** All in favor. No further discussion.

Chapter 11 – Definitions

- Chairman Rollins explained changes come from the DEP. He advised that the first change is on page 11-2 with adding “Bureau of Forestry” and explaining who they are. He continued that the “Campground” definition was also added. He further advised on page 11-6 the definitions for “Expansion of Structure” and “Footprint” were added. Chairman Rollins advise on page 11-11, under “Home Occupation”, there was a change to the number of people from 3 to 2 other than family members. He continued that on page 11-12, under “Individual Private Campsite” language was added in regarding use of only by owner or friends and provided more details about. Chairman Rollins explained that on page 11-21, they update the definition of “Stream” to clarified what is a stream. He continued that on page 11-23 “Tree” was defined with more detail regarding diameter and height from ground.
- **Board Member Tripodi motioned to move Chapter 11 forward to public hearing. Board Member Bennett seconded motion.** All in favor. No further discussion.

CEO Report

- Board Member Bennett expressed his concern with the entrance going into the Dollar General and inquired if there was any way to get code enforcement into getting fixed? He continued to advise that it is the driveway directly off of Route 3 and states it is a safety hazard. Board Member Tripodi further advised there is quite a large hole in the driveway. Assistant CEO French advised he will look into it and will pull the original permit to see if there was a condition. There was question if the Town or DOT would be responsible?
- Chairman Rollins explained future schedule of having public hearing on 8-4-2022, Planning Board meeting on 8-9-2022 to go over comments and make any changes. He continued they would then move forward to Select Board for review at their 8-15-2022 meeting.

Future Schedule and Adjourn

Public Hearing on August 4, 2022 and next Planning Board Meeting August 9, 2022

Motion to adjourn meeting made by Board Member Bennett

Motion seconded by Board Member Tripodi

There was no further discussion and the motion to adjourn was unanimously approved.

Respectfully Submitted,
Dawn Kilgore
Planning Board Secretary