

Monson Planning Board Agenda October 17th 2023

Planning Board Members Present:

Billy Beeaker - A
Tim Bueschen - P
James Pullen - P
Jonathan Pullen - P

Aaron Suomi - P
Alternates:
Wayne Hardy - P
Cindy Ranta - A

AGENDA

1. Call to Order
 - a. Time: **5:33**
2. Welcome
3. Public Comment (15 minutes total)

None

4. Adjustments to the Agenda

None

5. Approve Minutes - **Motion was made to accept the minutes as written.**
 - a. Motion: **Jonathan Pullen**
 - b. Second: **Tim Bueschen**
 - c. **Vote - 5/0 with alternate Wayne Hardy voting in place of absent member Billy Beeaker.**
6. Old Business:
 - a. Solar Ordinance Discussion

Development of the solar ordinance was discussed with conversation centering around what members had seen in reading through the range of existing ordinances provided by the Maine Municipal Association. Jonathan Pullen read through the list of subheadings for the town of China Me, and it was determined that for the next PB meeting members would bring suggestions for a subheading list, with the goal of agreeing on a final working list subheadings in the Dec 12th meeting. At that point, that final working list of subheadings would be broken up and assigned to individual members of the board with a goal of putting together a rough draft ordinance for the February 10 meeting. It was discussed whether use of online collaboration options like google documents would be permissible under Maine

open meetings law, particularly if a link were provided on the town website. The chair will follow up with MMA for guidance.

b. Other Upcoming Work

i. Examples

1. LUO changes per Attorney and MMA
2. Short Term Rentals
3. Junk Yards

It was determined that yes, we need to compile a list of issues that likely should be addressed in the LUO at some point in the future, but it was decided to focus on the Solar Ordinance for the next couple meetings.

The Town Manager has mentioned several times that the Junk Yard section of Monson's LUO is insufficient. Looking that language over, planning board members in attendance felt it was both comprehensive and appropriately restrictive. Jonathan Pullen will check in with the Town Manager for clarity on the issue.

7. New Business:

a. Alternate Member Participation

Issues of quorum and alternate participation were discussed. Of particular note was a potential disparity between the PB bylaws and rules/best practices presented at a recent MMA conference. The Chair will follow up with MMA legal for clarity. In addition it was determined that, so long as there is no prohibition against it, even if they are not needed to step in and vote, the board would benefit from PB alternates participating in meeting discussions and development work as we put together ordinances and address language changes to the LUO. The chair will check with MMA on this issue as well.

Jonathan Pullen asked what we should be doing to address implementation of LD -2003, and offered to read up and report back at the next meeting. The Chair will also follow up with MMA for guidance.

8. Next Meeting: December 12th

9. Adjourn: 6:47

a. Motion - Tim Bueschen

b. Second - Aaron Suomi