

Brooksville Comprehensive Plan
Minutes from Meeting on March 31, 2021

Present were: Jonathan Hall, Co-Chair; John Gray, Co-Chair; Allen Kratz; Nancy Sanford; John Kimball; Bud Fisher; and Sarah Cox.

Jarod Farn-Guillette, Planner with the Hancock County Planning Commission
Debbie Grimmig, Secretary

Jonathan Hall convened the meeting via Zoom. He previously distributed via e-mail the agenda, minutes of the 3/17/2021 meeting, and drafts of the Marine Resources and Water Resources sections. The meeting was posted on the Town website and the public was invited to attend.

1. Discuss preparation of current & future “Land Use” sections of the Plan. Jarod Farn-Guillette will lead discussion – Jarod Farn-Guillette explained that there are two components of the Land Use section – current land use patterns and future land use. The current land use section will synthesize everything relative to the physical environment and infrastructure from every chapter to reflect what is occurring right now. Jarod Farn-Guillette will generate a map from data provided by the State of Maine which will reflect every parcel in town and its current use – residential, commercial, industrial, locally-owned, State-owned, undeveloped land and land held in conservation, etc. Each member of the Committee will receive a copy. Once ready, the maps may be picked up at the Town Office. Those serving on the Committee who live out-of-town may access the same information in a digital format. The Committee will review the maps for errors and mischaracterization of uses. The Committee may also provide feedback on the map’s graphics, colors, legibility and readability. The map will include a great deal of information and it will be important that the public be able to read and understand it. He asked the Committee members to make notations on their individual maps. Jarod Farn-Guillette provided a link to the Town of Brooksville Comprehensive Plan Land Use and Ownership Map. The current land use map will be a useful tool for discussing how the Committee wants to see Brooksville in 2031; for example, areas set aside for affordable housing or land to protect natural resources. What does the Committee want to remain the same and what does the Committee envision for change? How will climate change and sea level rise affect future land use?

Jonathan Hall will work with John Gray and Sarah Cox to identify all ordinances such as Shoreland Zoning and the Subdivision Ordinances that effect land use policies. Maine Department of Transportation Access Management plan regulates driveways and roadways accessing a State-owned road. Tree Growth and Farmland are covered by State regulations. It is important to know what is currently in place as the Committee reviews current land use and considers possible changes.

2. Discuss sections in progress – Public Facilities, Housing, Marine Resources, Natural Resources, Water Resources and Agriculture & Forestry. Edit and formulate goals and implementation strategies for each of these sections where needed --
 - Public Facilities – Sarah Cox noted that the Fire Department needs clerical assistance because the volunteers do not have time to perform these functions. The Fire Chief agrees with this conclusion. There is a cost associated with item. The item will be added as one of the Public Facilities goals.

- Housing – Allen Kratz is writing a segment on affordable housing similar to the Islesboro model and will consult with Don Condon and Chris Raphael who serve on the Planning Board about their thoughts on the need for affordable housing.
- Marine Resources – Sarah Cox completed the narrative and Jarod Farn-Guillette created a map of water-dependent uses. The latest draft was reviewed and several edits were made. John Gray will check with David Zachow on the staircase on the Point Road that provides limited public access to Ames Cove Beach. Sarah is working on the section regarding the future of lobster fishing.
- Water Resources – John Kimball sent language to be inserted in the 2018 Public Opinion Survey to Jonathan Hall and Jarod Farn-Guillette. There were questions about the number of overboard discharge permits. This information needs to be updated. John Kimball will contact Joseph Devlin, Code Enforcement Officer for information. Jarod Farn-Guillette will clarify the information on the Maine Drinking Water Program Wells in Brooksville. People purchasing homes will want to know what areas of the community have problems, if any, with the water. Jarod Farn-Guillette will reference the Tri-Town Alewife report and provide a note on where to obtain the full report, but the full report will not be included in the Comprehensive Plan. Jonathan Hall asked that the Committee review the goals and implementation strategies that John Kimball drafted and send any comments to him and Jarod Farn-Guillette. They will polish up this section and have it posted before next week.
- Forestry & Agriculture – This section is coming along well.
- Natural Resources – Jarod Farn-Guillette will review this section.

John Gray expressed his appreciation of all the work the Committee has done on drafting these sections. The finish line is in sight.

Sarah Cox asked John Gray to confirm the members of the Ordinance Committee and to fill the four members-at-large on the Committee. The Ordinance Committee has an important role in work laid out in the Comp Plan.

3. Public Comment – No members of the public were in attendance.
4. Next meeting – Wednesday April 14, 2021 at 6:30 pm.