

Tammy Hodgman

From: Donald H. Gerrish
Sent: Tuesday, January 29, 2019 2:09 PM
To: Tammy Hodgman
Subject: FW: Planning Board applications impacted by moratorium

Hi Tammy,

Please send to the Council and make copies for the Council tonight.

Thanks

Don

From: Amanda L. Lessard <allessard@windhammaine.us>
Sent: Monday, January 28, 2019 5:29 PM
To: Donald H. Gerrish <dhgerrish@windhammaine.us>
Subject: Planning Board applications impacted by moratorium

There are seven (7) subdivision applications in the Farm zone that are currently under review with the Planning Board:

*17-23 Durant Homestead Subdivision. 25 lot cluster subdivision.

*18-12 Highland Woods Subdivision. 12 lot cluster subdivision.

18-24 Land of Nod Road Subdivision. 35 lot cluster subdivision. (included 6 bonus lots which no longer are permitted based on the Council's January 15, 2018 approval of amendments to the subdivision ordinance)

18-28 Nash Road Subdivision. 3 lot subdivision.

18-29 Babbidge Farms Subdivision. 10 lot cluster subdivision.

18-31 Cook Road Retirement Community. 46 unit retirement community.

18-40 293 Falmouth Road Subdivision. 4 lot cluster subdivision.

The moratorium language proposed is applicable to all applications and petitions not pending as of January 8, 2018. For the purposes of this Moratorium Ordinance, an application shall not be considered "pending" until a minor subdivision final plan application has been deemed complete by the Planning Board or a major subdivision preliminary plan application has been deemed complete by the Planning Board. Consideration during a pre-application meeting or sketch-plan review as set forth in Sections 906 and 907 of the Land Use Ordinance shall not qualify an application as "pending".

Of the above projects, the moratorium would be applicable to the other (5) applications: Land of Nod Road Subdivision, Nash Road Subdivision, Babbidge Farms Subdivision, Cook Road Retirement Community, 293 Falmouth Road Subdivision. Land of Nod, Nash Road, Babbidge Farms, and 293 Falmouth Road have only been before the Board for sketch-plan review. Site walks have been held for Land of Nod, Nash Road, and Babbidge Farms. The Cook Road Retirement Community is proposed to be developed under the zoning requirements of the Retirement Community and Care Facility Overlay District and not the Farm zone and has had a site walk, a public hearing and two meetings to review the preliminary plan submission, but it has not yet been deemed complete.

Two (2) applications would be pending by the current language -- Durant Homestead and Highland Woods. Durant Homestead received preliminary plan approval on November 14, 2018 and Highland Woods had a preliminary plan application deemed complete on August 13, 2018.