2 March 2022 Town of Clifton Maine Planning Board Meeting Minutes

The meeting was called to order at approximately 6 p.m. in the town office building. Present were Board Chairperson Bruce Jellison, Vice Chairperson David Cogdell, member Vern Campbell, and new Board member David Noto. Also present was Rick Leavitt, the town’s Code Enforcement Officer (CEO).

The Pledge of Allegiance was recited.

New Board member David Noto was introduced. David and each board member then provided a brief synopsis of their respective backgrounds.

Upon a motion by Vern/David Cogdell and a 3/0 vote, the minutes of the 2 February 2022 Board meeting were approved. David Noto abstained since he was not present at that meeting nor a Board member at the time.

Rick then discussed the Clifton Land Use Ordinance (CLUO), noting that there were various State of Maine mandated changes that must be incorporated into any newly revised land use ordinances. As part of this process, Rick briefed the Board on the on-going ordinance updating processes taking place in several other towns in which he serves as the CEO. The Board agreed with Rick that the best approach would be to break up the existing CLUO into a series of individual ordinances. This idea had already been discussed and accepted at previous Board meetings.

Related topics discussed included a new requirement by the Maine Department of Environmental Protection requiring that shoreland permit applications include applicant-provided preconstruction and postconstruction photographs, and timber harvesting in which the town had in the past opted in to allowing the State of Maine rather than the town to be responsible for enforcement. Additionally, there was a discussion regarding various aspects if the town should opt in to allow recreational marijuana production and/or sales. That discussion also included medical marijuana production/sales which the town currently allows.

Upon a motion by Bruce/David Cogdell and a 4/0 vote, the Board agreed with a suggestion by Rick that he will make a preliminary effort to abstract the shoreline portion of the CLUO into a standalone ordinance for next month’s meeting. In the meantime, Bruce will discuss with the town attorney the legality of abstracting various administrative elements of the CLUO into one or more overarching ordinances.

Upon a motion by Vern/David Cogdell and a 4/0 vote, the meeting adjourned at approximately 7:10 p.m.

Minutes prepared by Board Vice Chairperson David Cogdell.