

TOWN of PATTEN
Planning Board
Minutes

January 19, 2023
4:30 P.M. at the Lumbermen's Museum

MINUTES

1. Call to Order at 4:33 PM
2. Roll Call: Ron Blum, Dennis Brackett, Joel Fitzpatrick, Les Hill, MaryAlice Mowry, Kristen Whittine. Guests: Laura White, Mike Martin.
Introduction of new Associate member: Les Hill
3. Review of Agenda
4. Approval of minutes of November 17, 2022 meeting. Motion to approve, Kris, second, Joel, Approved.
5. Status of proposed Ordinance Procedure – Ron discussed the procedure, the town has been lacking a specific procedure for how ordinance is initiated. The procedure was approved by the Select Board on January 10, 2023.
6. Status of Solar Ordinance – We still need to finalize the Solar Ordinance. Ron noted the concern about financial liability from preexisting solar projects is moot, given the actions at the state level.
Before we take the ordinance back to the Board of Selectmen, we will review the recent relevant LUPC regulations and assess any impact on our Solar Ordinance. Joel and MaryAlice agreed to form a subcommittee to evaluate this and report back to the Planning Board with any recommendations at the February meeting.
7. Consideration of Mining Ordinance-
MMA has procedures for developing a Town Ordinance. Ron reviewed some of the highlights of the procedures. We need to be clear about what are want to regulate.
Dennis brought up that in the ordinance that the Select Board forwarded to the Planning Board, one area of regulation was noise. Patten already has a Noise ordinance, though it is outdated. Dennis is suggesting that we could update the Noise Ordinance.

There may be several areas that should be regulated beyond a mining project, so we might look at other current ordinances that need to be updated, or areas of regulations that have not yet been addressed. Another example is truck traffic.

Ron referenced a letter by Ross Pierce, attorney at Norman, Hanson and DeTroy, attorney for Natural Resources Council of ME. This letter was sent to the Select Board in November and to Ron Blum. It was not distributed prior to today's meeting as Ron was sick most of the last month and no actions were taken by the Planning Board during the month. Copies of the letter were distributed to all in attendance.

Ron then initiated an exercise to brainstorm the pro's and con's of enacting a mining ordinance.

Pro – Opportunity to levy Fees

Opportunity to stipulate Tangible Benefits

Regulating safety

Having our own ordinance gives us a role in the process

Added protection of water quality

Protect views by stipulating where mining activities can locate; create and enforce industrial zone(s)

Protect citizens and environment/aquifers

Regulate impact on town roads

Satisfy Selectboard

Gratify Wolfden Resources.

Con- Need to provide oversight

Strict state regs/laws already exist

Mandatory meetings take time, personnel, energy and money

Role of code enforcement officer needs to be defined, and paid for

Need for dispute resolution process

Use of limited town resources to oversee

Ordinance may not be needed given already existing protections for wildlife, species and water

Can town government effectively enforce an ordinance, who and how would the town really do the enforcement

Inconsistent with our Comprehensive Plan

Should regulations consider other industry, not just mining?

Town accepts legal responsibility for whatever we regulate more stringently or duplicative of state regulations.

Followed a discussion of what we would want in a Mining Ordinance:

The model ordinance we have been given does not follow the MMA format for a Town Ordinance.

Fees and a Benefit Agreement are desirable receipts.

Housing and Noise seem to be important things we should regulate to protect the residents of Patten. Security issues might need to be included. We could regulate use of Town roads. Satellite mining operations would be included.

What role does Patten government and particularly the Planning Board take in protection of residents. We should consider the various effects, including unanticipated consequences, of the neighboring mining. How can we protect the town of Patten?

There was agreement that the state has strict regulations. Discussion of what the state really would regulate vs. the town, e.g. water quality. Could we really oversee administration of set back requirements?

Other points brought up: Town of Prospect has a mining ordinance which addressed all mining aspects except tailings, should we use this as a guidepost? Because other neighboring municipalities have approved an ordinance (or some kind of resolution) should we use the one that was already paid for and start there?

We need to be clear what the town has the ability to regulate and be clear about the state's resources to regulate. How far does the town want to go in regulating? What besides identifying fees and specifics of a Tangible Benefit agreement would we want to regulate?

Ron offered to create an outline for a Patten Mining Ordinance that could be reviewed along with the existing ordinance that was drafted by John Pottle with input. The outcome could be a clear Ordinance that meets ME Municipal guidance and incorporates the Planning Board's perspective as well as relevant issues from the model document.

We will have a Special workshop Meeting on February 6th at 4:30 at the Lumberman's Museum to focus on the Mining Ordinance.

7. Other old business:

- Update on Patten Area Outdoors – grant awarded, summer construction will occur using regional youth and other volunteers. Next PAO meeting January 26th 4-5:30
- Update on Library/Rec Center – Friends of Veteran's Memorial Library awarded \$3.9 M. Additional millions need to be raised. Negotiations continue for site, and planning will continue.

- Format for correlating Ordinances with Comprehensive Plan – We need to assure all new or revised ordinances are consistent with the Comprehensive Plan.

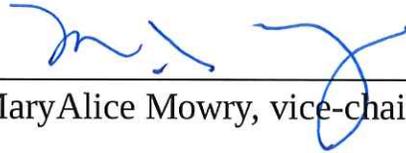
8. New Business -affirmation of meeting place and time of meetings: We will continue to meet at the Lumberman's Museum, on the 3rd Thursday at 4:30, except when holding special sessions, those would also be held at the Lumberman's Museum.

9. Confirm next regular meeting: February 16, 2023, 4:30 PM at the Museum

10. Adjourned.



Ron Blum, chair



MaryAlice Mowry, vice-chair



Joel Fitzpatrick



Kristen Wittine

Town of Patten
Planning Board – Special Meeting

Minutes
February 6, 2023

1. Call to Order, Roll Call Present: Ron Blum, Joel Fitzpatrick, Les Hill, MaryAliceMowry, Scott Webb, Kristen Whittine
Guests: Gail Albert (Town Manager), Laura White

2. Approval of 1-19-23 Minutes: Joel moved and Kristen 2nd to accept minutes. Motion approved.

3. Report of subcommittee on Solar Ordinance: compatibility with LUPC standards – tabled until next meeting.

4. Consideration of Mining Ordinance:

a. Wolfden has reapplied to LUPC for rezoning to allow mining

b. Agreement that there were specific areas that might be impacted by industry that should be regulated for the protection of the town and residents.

c. Identified areas warranting new or revised ordinances: *road use and wear, noise, waste management, housing, land use overall*. Emergency Services most likely would be addressed through contracts and other avenues versus ordinance. Potential increased school enrollment an issue for the School Board.

d. Reviewed resolution supporting the Wolfden Resources mining project that was presented to the Board of Selectmen for consideration, likely at their next Select Board meeting.

e. Resolution implies that there is no plan for a mine or associated activity, such as tailing storage, in Patten. Though not binding, it suggests less need for a mining ordinance.

f. Some members expressed that a resolution might be a means to garner benefits to the town.

There was discussion regarding whether a resolution would have to go before a vote at a special or regular Town meeting. Sense was that that would be prudent.

Brief discussion of how to inform residents of issues that are coming to them for a vote. It would be a good practice to make sure that there is ample time to review whatever is coming up for a special vote before a vote is taken.

Ron, chair, noted that the Select Board gave us an ordinance to consider. Our discussions seem to indicate uncertainty on moving forward with the ordinance given to the Town by Wolfden Resources or any other mining ordinance that we might draft. Rather it was expressed that any Town regulations beyond state or federal should apply to any commercial enterprise, not just mining.

Ron asked each Board member to share their thoughts regarding drafting a new mining ordinance. The response was unanimous to not move forward with a mining ordinance, but rather focus on the areas we can regulate, as noted in 4c above. Some members noted that factoring into their decision was the resolution that was presented.

Members expressed that ordinances are protections for our town, not just for now but for the future. We should focus on areas within our control and that take us into the future. We should focus on broader area of land use. Our Comprehensive Plan should be the guiding document towards moving us forward. We should discuss and plan how to make progress on overall land use protections and regulations.

Ron will present our recommendation at the next Select Board meeting. Members who were able were asked to attend.

5. Next meeting: February 16, 2023, 4:30 PM at the Lumberman's Museum.

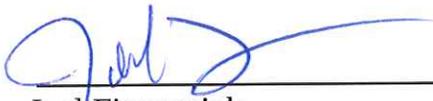
6. Meeting adjourned.

Respectfully Submitted,



Ron Blum, Chair

MaryAlice Mowry, Vice Chair, Sec



Joel Fitzpatrick



Kristine Whittine

Kristine Whittine



Scott Webb

TOWN of PATTEN Planning Board

Minutes

February 16, 2023
Patten Lumbermen's Museum

1. Call to Order, Roll Call: Ron Blum, Dennis Brackett, Joel Fitzpatrick, Les Hill, MaryAlice Mowry, Scott Webb, Kristen Whittine
Guests: Gail Albert (via zoom), Leah Page, Katherine Phalen Tomaselli, Laura White

2. Review of Agenda: no changes

3. Approval of minutes of February 6, 2023, special meeting:
Discussion of adding language regarding the Wolfden resolution and its influence on the decision to not move forward with an ordinance. Scott moved to table acceptance of minutes and Kristine seconded. Motion approved.

4. Report on February 7 meeting with Selectmen: Ron gave an overview of the discussion, Select Board took no formal action on our recommendation.

There was discussion regarding the resolution that Wolfden presented to the Patten Select Board. After receiving public comment the Board referred the resolution to the Planning Board for review and comment.

Bruce Hussey has been hired as the new Code Enforcement Officer.

5. Old Business

a. Solar Ordinance: Report from subcommittee on LUPC regulations: Joel presented areas from the LUPC regulations that may be relevant to our proposed Solar Ordinance.

- i. Solar farms must not interfere with existing industry/forestry, solar farms.
- ii. Not allowed on USDA agricultural lands or fields.
- iii. Regulation of length of transmission lead lines.
- iv. Dual use solar farm (where animals can graze under them or agriculture growth).
- v. Designated distance from rivers and streams (Joel thought 200 feet, but needs to be verified).

After discussion of each area, MaryAlice moved to incorporate the same distance from natural waters (rivers, ponds and streams) as in the LUPC regulations into our Ordinance; Kristen 2nd. Motion approved.

No other changes recommended. Ron will add the change and plans to present the recommended Ordinance at the March 7 Select Board meeting.

b. Format for correlating Ordinances with Comprehensive Plan: currently tabled this will be considered in our discussion of prioritizing ordinance development.

6. New Business

a. Wolfden Resolution: There was lengthy discussion regarding the ordinance and the need for a resolution, and what the Select Board was really asking of the Planning Board. Ron had addressed the referral of the Resolution to the Planning Board with Select Board Chair, Cody Brackett, and received no clear guidance; The Board would like some sort of recommendation for their consideration, but Cody expressed some confusion as well.

There was general agreement that the heading of the Resolution should clearly indicate that the Resolution was drafted and requested by Wolfden Resources.

Ron went through the Resolution line by line identifying inaccuracies and potential changes. Discussion: It was not our document to change and if we did so the resolution would not be what Wolfden presented to the town for consideration. Some members felt that residents should have a chance to vote on the resolution as presented. Kristen moved to send resolution back to the Select Board unaltered, advising a public vote; Scott seconded.

Followed further discussion promoting an informational meeting where anyone can have an opportunity to discuss the Resolution, and that a paper ballot vote not be held at that time, but later, as a part of the annual meeting. Motion passed 4-1.

b. Prioritize subjects of ordinances for revision or drafting:

Ron introduced approach, acknowledging that noise, road use/wear, emergency services, and housing were identified in the discussion of the mining Resolution. Other areas have been discussed at earlier meetings such as wind power, land use, abandoned buildings, waste. Confirmed that we should use our Comprehensive Plan as a guidepost for development of ordinances. There was agreement that we would start with the housing ordinance. Anticipate that other issues will be identified that might impact the discussion of other ordinances as we proceed.

Kristen brought up the value of Northern ME Development Corp. and how they assisted towns in moving ordinances forward. NMDC staff member, Jay

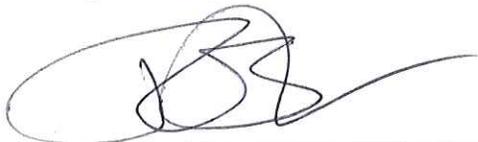
Kamm assisted us in the development of our Comprehensive Plan and met with the Planning Board as we began to review progress of the Plan. We opted to ask Jay Kamm to our next meeting; Kristen will extend the invitation.

All members are asked to review current Housing Ordinance and the housing section of the Comprehensive Plan before our next meeting and come prepared for our discussion.

7. Confirm next meeting: March 16, 2023, 4:30 PM at the Lumberman's Museum

8. Adjourn at 5:45

Respectfully Submitted,



Ron Blum, Chair
Secretary

MaryAlice Mowry, Vice Chair,



Joel Fitzpatrick



Kristine Whittine
en



Scott Webb

**TOWN of PATTEN
P.O. Box 260
Patten, Maine 04765**

Planning Board

MINUTES

March 16, 2023

1. Call to Order 4:30 P.M.
2. Attendance: Ron Blum, Dennis Brackett, Joel Fitzpatrick, Scott Webb,
Kristen Wittine
Guest: Jay Kamm, Northern Maine Development Corporation
Observers: Gail Albert, Laura White, Marcia Pond, Kent Smallwood,
Mike Martin, Barbara Webb
3. Minutes of February 6, amended, and February 16 - approved and signed
4. Report on March 7 meeting with Board of Selectmen - Special Town Meeting
scheduled for April 13 regarding Solar Energy Ordinance and Wolfden
Resolution.
5. Old Business
 - a. See #4 above
 - b. Format for correlation of Ordinances with Comprehensive Plan –
currently tabled
6. New Business – Open discussion regarding Housing issues
 - Ideas on purpose of regulation:
 - Avoid migrant housing
 - Regulate development
 - Avoid trailer park
 - Consider Land Use Ordinance
 - Eliminate uninhabited residences – deter squatters

Shared relevant sections on Housing from the Comprehensive Plan, inc. actions,
e.g. mandating sewer and water connection

J. Kamm advised that our Building Code should parallel the Maine Building Code

Mr. Kamm noted recent law encourages 2-4 multi-family units on a lot
He provided copies of LD 2003 Guidance, a new housing law

He noted any Ordinance should include (1) Definitions, (2) Standards –
possibly districts or zones, and (3) performance standards.

We may not outlaw a trailer park, but can limit lot size and location. Existing
Ordinance mandates installation requirements

Available off street parking may limit number of units in a residence

We could regulate architectural features, site design

Subdivision includes not only dividing a lot, but also dividing space within a
building

Mainly Development Authority – is a fund to assist in removing abandoned
buildings

Housing ordinance could address Abandoned Buildings. The Town could
establish a registry of abandoned buildings, charge an annual fee,
and have regular inspections by the Code Enforcement Officer

Consider a broad Land Use Ordinance, vs. drafting Ordinances, one area at a time

Enforcement is limited by lack of local law enforcement

Assure landowners recognize limits of emergency services access or road
maintenance in rural locations

Any Regulation should promote preservation of historic buildings

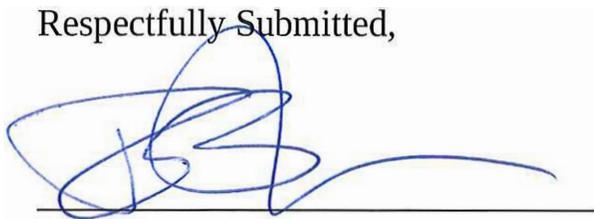
Consider establishing Districts in Patten, e.g. industrial, historic, residential

Mr. Kamm offered to provide some examples of Land Use Ordinances

7. Next meeting, April 20, 2023, 4:30 P.M. at the Museum

8. Adjourn at 5:35 P.M.

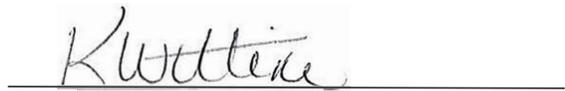
Respectfully Submitted,



Ron Blum, chair



Joel Fitzpatrick



Kristen Wittine



Scott Webb

TOWN of PATTEN
Planning Board
April 20, 2023
Minutes

1. Call to Order, Roll Call: Joel Fitzpatrick, Scott Webb, Kristine Wittine, Ron Blum, MaryAlice Mowry, Les Hill. Guests: Gail Albert, Laura White and Cody Bracket.
2. Review of Agenda – No changes.
3. Approval of minutes of March 16, 2023. Scott Moved to approve, 2nd by Joel, approved.
4. Report on April 13 Town meeting and vote on Solar Ordinance
Ron – Solar Ordinance was approved.
5. Old Business

Format for correlating Ordinances with Comprehensive Plan: This was tabled at last meeting. Ron began introduction of item by suggesting that we don't need to do this at this time. Discussion regarding need to ensure that we compare proposals with the Comprehensive Plan and understand any priorities or conflicts when drafting any ordinances.

Ron asked about how we might go about updating the Comprehensive Plan, this is another discussion.

We agreed that there is value in looking at ordinances from other towns. We have a building ordinance to begin with for a housing ordinance and land use ordinance. Other areas that continue to be of concern are vacant/abandoned buildings, what is fueling the drug culture, and considering whether any ordinances may help to decrease problematic drug culture.

LD 2003 was briefly discussed, need to understand this new law when drafting/amending ordinances impacting housing. There may be municipal grants available to assist in the development of housing ordinances. Areas to consider are zoning and the designation of growth areas.

Would like to be able to review land use ordinances at the next two meetings.

Ron suggested we make a decision about how we will proceed, either with a broad Land Use Ordinance or work on individual areas one at a time. Cody offered from his perspective as chair of the Select Board that the board needs specificity in our ordinances so that enforcement can happen. In regard to a Noise Ordinance, there is no decibel reading criteria in the current ordinance, precluding enforcement. There is value in having fines as a part of enforcement.

As we move forward we should consider better defining town's districts, e.g. commercial, historical, residential. Purchase of Hangar property, that was commercial, raises issues about changes in zoning, grandfathering, and an appeals process.

Ron distributed a list of topics for ordinances.

6. New Business –

Consider rewriting or revising Housing/Building Ordinance vs. creating a Land Use Ordinance: MaryAlice moved, Joel 2nd a motion to move forward with Land Use Ordinance. Approved.

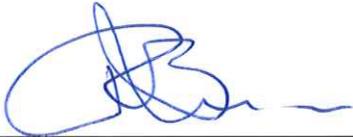
Brief discussion of what is needed to enforce an ordinance, Examples were discussed, state standards, use of CEO, certified building inspectors when permit is issued, permitting fees, attaching fines. (need a way to collect).

Our first step will be to review the Island Falls Land Use Ordinance and later possibly ask members of IF Planning Board to have a discussion regarding their experience drafting and implementing their ordinance.

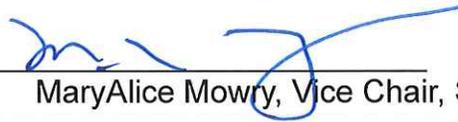
7. Confirm next meeting: May18, 2023, 4:30 PM at the Museum

8. Adjourned.

Respectfully Submitted,



Ron Blum, Chair



MaryAlice Mowry, Vice Chair, Sec

- Absent -

Joel Fitzpatrick



Scott Webb



Kristine Whittine

TOWN OF PATTEN
Planning Board
May 18, 2023
Minutes

1. Call to order, 4:30 PM
Roll Call: Ron Blum, Dennis Brackett, Les Hill, MaryAlice Mowry, Scott Webb, Kristen Wittine.
Guests: Gail Albert, Barbara Webb, and Laura White.
2. Review of Agenda—Add Animal Control Ordinance review.
3. Approval of the April 20, 2023, minutes—Kristen Wittine made a motion to accept, and Scott Webb seconded the motion. All approved and minutes were signed.
4. Report on May 3, 2023, Board of Selectmen meeting—The Board was given updates to the progress of working on a Land Use Ordinance. No other updates.
5. Old Business - Format for correlating Ordinances with Comprehensive Plan—currently tabled. Consider dismissal, as such correlation will be a part of any Ordinance review or development
6. New Business

A. Animal Control Ordinance.

Reviewed Section 3, License Required and found the fees charged to the owner or keeper of the animals were outdated. All fees should align with the new Maine State requirements. The Board members found similar issues in Section 4, Running at Large. Ron and Laura White offered to work on this and update the Planning Board members at the next meeting.

B. Ron reported on correspondence received from a Bangor Civil Engineer regarding the proposed development of the Katahdin Overlook on Asch Hill on the Scenic By Way. Currently, there appear to be no conflicts with Patten Ordinances. No action is necessary at this time and Gail Albert, Town Manager, will keep the Planning Board informed.

C. Creating a Land Use Ordinance

Ron introduced our task of reviewing the Island Falls Land Use Ordinance as a model to create one for Patten. Ron provided town maps to assist with our discussions. Changes, additions, and/or omissions will be made to align with Patten's geographic area and population.

Districts, such as industrial, commercial, historical, and residential, will need to be properly identified and described. Currently we have urban and rural divisions. Our focus will be on the Urban area.

Laura offered to obtain maps for Patten's natural resources such as the aquifer and streams, so that protection of these resources can be added into the new Land Use Ordinance.

All provisions of the new Land Use Ordinance must conform to Maine State Laws and Regulations.

We reviewed Island Falls' zoning districts, rules and regulations sections and began discussion regarding land use by districts. Discussions will continue on principal land use at the next meeting

Noise Ordinance may stand alone and not be added into the new Land Use Ordinance for the purpose of enforcement. Updating this ordinance will take place later.

Plan: Continue working on Land Use Ordinance (Page 7 of guide), and apply information gathered to update the Animal Control Ordinance.

7. Next meeting: June 15, 2023, 4:30PM at the Town Garage.

8. Adjourned, 5:35 PM.

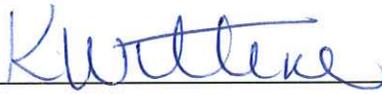
Respectfully submitted,



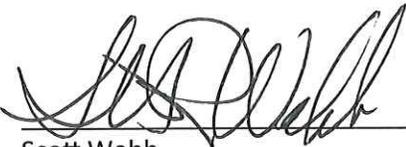
Ron Blum, Chair

MaryAlice Mowry, Vice Chair, Secretary

Joel Fitzpatrick



Kristen Wittine



Scott Webb

TOWN of PATTEN
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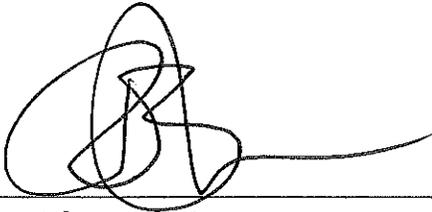
PLANNING BOARD

MINUTES

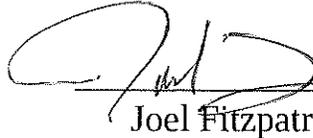
June 15, 2023

- I. Call to Order – 4:30 PM
- II. Attendance: Ron Blum, Dennis Brackett, Joel Fitzpatrick, Les Hill, Scott Webb,
Kristen Wittine
Guests: Gail Albert, Laura White, Barbara Webb
- III. Review of Agenda – Accepted with no changes
- IV. Approval of May 18, 2023 Minutes – motion by Kristen, second by Scott.
- V. Report on June 13, 2023, Board of Selectmen meeting – nothing to report.
- VI. Old Business
 - A. Animal Control Ordinance – Reviewed Maine State requirements verses current Patten Ordinance. Motion to rewrite Patten Ordinance to refer to and conform with State regulations, by Kristen. Second by Scott. All approved.
 - B. Land Use Ordinance – As we continued to review the Island Falls Ordinance it became clear the we need to map out the districts in Patten and designate each structure for clearer reference. Each Board member was assigned a section of the town map in the Urban section and asked to indicate each lot as Residential, Commercial, Historical, Industrial, and/or Agricultural, to be reviewed at the next meeting.
- VII. New Business - none
- VIII> Next meeting - July 20, 2023, 4:30 PM at the Town Garage
- IX. Adjourned at 5:40 PM.

Respectfully Submitted,

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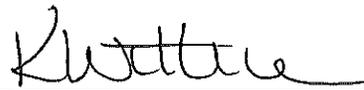
Ron Blum, chair

A handwritten signature in black ink, featuring a large, sweeping initial 'J' followed by a series of connected loops and a horizontal line at the end.

Joel Fitzpatrick

A handwritten signature in black ink, with a complex, cursive structure of overlapping loops and a long horizontal tail stroke.

Scott Webb

A handwritten signature in black ink, appearing as a series of connected, somewhat uniform loops and a horizontal line at the end.

Kristen Wittine

TOWN OF PATTEN

Planning Board

July 20, 2023

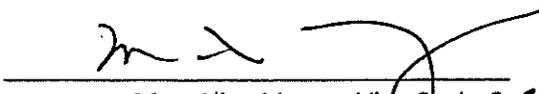
Minutes

1. Call to order-- 4:30 PM by Chair, Ron Blum
Roll Call: Ron Blum, Dennis Brackett, Joel Fitzpatrick, MaryAlice Mowry, Scott Webb.
Guests: Gail Albert and Laura White.
2. Review of Agenda—Accepted with no changes.
3. Approval of the June 15, 2023, Minutes—Motion by Joel Fitzpatrick and second by Scott Webb.
All approved and minutes were signed.
4. Report on July 11, 2023, Board of Selectmen meeting—Ron Blum and Scott Webb present at the meeting. Ron asked the Selectboard members If interested in including a Vacancy Permitting Fee, as a part of the Land Use Ordinance; the Selectboard will discuss at a later date.
5. Old Business
 - A. Animal Control Ordinance
Final version of the ordinance which aligns with State Regulations was approved. Motion to approve made by Joel Fitzpatrick, second by MaryAlice Mowry. Motion approved. The Ordinance will go before the Selectboard and upon approval of the Board it will be included in a Town Meeting for a vote.
 - B. Creating a Land Use Ordinance
The members continued review of Town maps, discussed completed section maps that identified current use of each lot in the Urban section. Lots were identified as Residential, Commercial, Historical, Industrial, and/or Agricultural. Helpful to note vacancies. Discussions continued on when to allow multi use in a section with or without an approval process. It was agreed that completing the maps to understand current use was very helpful in moving our discussions forward. Work will continue at the next meeting focusing on the Urban District.
6. New Business
 - A. Wind Program Activity
Ron Blum reported that there is a group interested in Wind Program Activity. There was brief discussion regarding the timing to move forward with a wind ordinance. Gail Albert said that this was on the next Select Board agenda. We agreed to place this on New Business for next month's meeting.
7. Next meeting: August 17, 2023, 4:30PM at the Town Garage.
8. Adjourned at 5:45 PM.

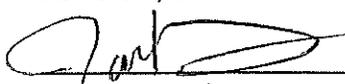
Respectfully submitted,



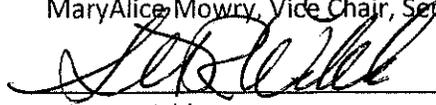
Ron Blum, Chair



MaryAlice Mowry, Vice Chair, Secretary



Joel Fitzpatrick



Scott Webb

TOWN OF PATTEN
Planning Board
AUGUST 17, 2023
Minutes

1. Call to Order, 4:35 PM; Roll Call: Ron Blum, Scott Webb, MaryAlice Mowry, Les Hill, Joel Fitzpatrick.
Guest: Barbara Webb
2. Review of Agenda—Add reconsideration of Animal Control Ordinance concerning Kennel Fee.
3. Approval of minutes July 20, 2023—Joel moved to approve, MaryAlice 2nd, Approved.
4. Report on August 8 Board of Select meeting—Deferred the Animal Control Ordinance until the Kennel Fee section is updated.
5. Old Business
 - A. Additional consideration of Animal Control Ordinance—Kennel Fee adjustment approved.
 - B. Continued work on creating a Land Use Ordinance—Review of color-coded maps and discussion of districts—Working to bring everything in line with Maine State Standards and properly identify remaining areas.
6. New Business: - None.
7. Confirm next meeting: September 21, 2023, at the Town Garage.
8. Adjourn

Respectfully submitted,



Ron Blum, Chair



MaryAlice Mowry, Vice Chair, Secretary



Joel Fitzpatrick

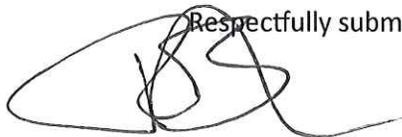


Scott Webb

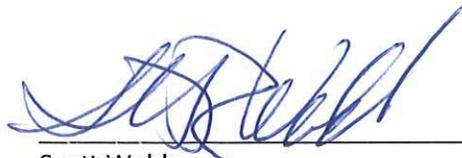
TOWN OF PATTEN
P.O BOX 260
PATTEN, MAINE 04765
Planning Board
September 21, 2023
Minutes

1. Call to order-- 4:30 PM
Roll Call: Ron Blum, Dennis Brackett, Les Hill, Joel Fitzpatrick, Scott Webb, Kristen Wittine.
Guests: Gail Albert, and Barbara Webb
2. Review of Agenda—Accepted with no changes.
3. Approval of the August 17, 2023, Minutes—Motion by Joel and second by Kristen. Approved and signed.
4. Report on September 5, 2023, Board of Selectmen meeting - Ron.
 - a. Agreed to a workshop meeting with us on Land Use Ordinance. Ron and Gail discussed some possible dates and times. The Selectmen will confirm.
 - b. Passed the Animal Control Ordinance, ready for Town of Patten vote on Election day 2023.
5. Old Business—Continued work on creating a Land Use Ordinance
 - a. Develop list of topics to review with Select Board at workshop. Went over a proposed list and decided on the following possible topics: Vacant Building fees, Nuisance Property, Short term housing (e.g. BNB), Veterinary facility/kennels, Livestock/poultry, Extended stay housing/motel, Tiny Homes, Wind energy facility. Also discuss need for an Official District/Zoning map; coordination with Comprehensive Plan.
 - b. The Board decided not to pursue meeting with the Island Falls Committee at this time.
 - c. Will focus on the Village Center as a geographical District; borders tentatively defined:
 - i. south – Power way station north of auto shop
 - ii. north – Town cemetery
 - iii. east – Town/County line
 - iv. west – Peavey corner
6. New Business— Suggested there be a provision for report of a building demolition (? with permit fee) to give Town notice to adjust tax rolls.
7. Next meeting: October 19, 2023, 4:30PM at the Town Garage.
8. Adjourned at 6:00 PM.

Respectfully submitted,



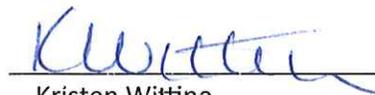
Ron Blum, Chair



Scott Webb



Joel Fitzpatrick



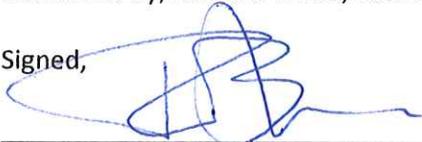
Kristen Wittine

TOWN OF PATTEN
Planning Board
October 19, 2023
Minutes

1. Call to order, Roll Call: Kristen Whittine, Dennis Brackett, Joel Fitzpatrick, Les Hill, Ron Blum, Scott Webb, Barbara Webb.
Guest: Gail Albert
2. Review of Agenda—Accepted
3. Approval of the September 21, 2023, minutes—Kristen made a motion to accept, and Joel seconded the motion. All approved and minutes were signed.
4. Report on October 3, 2023, Board of Selectmen Meeting
 - a. Distributed list of discussion topics for work session with Board of Selectmen. The list was approved by the Planning Board and will be posted.
 - b. The work session scheduled for November 2, 4:30 – 6:00PM— approved by the Board of Selectmen and Gail Albert, Town Manager.
5. Old Business—Continued work on creating a Land Use Ordinance
Reviewed list for Select/Planning Board work session. May add additional points.
Discussed topics to review with Select Board at session.
Park model campers/tiny homes registration issue
Burying debris on private property from tear downs.
Disposal of solar panels.
6. New Business—Discussed when next Board members voting will take place.
 - a. Joel Fitzpatrick elected Vice-chairman, replacing Ms. Mowry.
 - b. Barbara Webb (appointed Associate) elected Secretary
 - c. Dennis Brackett appointed Regular member replacing Ms. Mowry [term expires 2025]
7. Confirm next meeting: November 16, 2023, 4:30PM at the Town garage.
8. Adjourned meeting at 5:55PM

Submitted by, Barbara Webb, Secretary

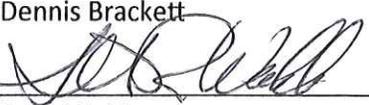
Signed,



Ronald Blum, chairman



Joel Fitzpatrick, vice-chairman



Dennis Brackett



Scott Webb



Kristen Whittine



Barbara Webb
Sec.

TOWN of PATTEN
P.O. Box 260
Patten, Maine 04765

Planning Board
November 16, 2023
4:30 P.M. at the Patten Town Garage
MINUTES

Call to Order 4:30PM

Roll Call—Joel Fitzpatrick, Ron Blum, Scott Webb, Barbara Webb
Guest: Gail Albert, Town Manager

Review of Agenda—Gail adding that the Fire Department Ordinance needs to be updated. She will bring information to the Planning Board once the Fire Department has updated the by-laws.

Minutes of October 19, 2023--Approved

Report on November 2 work session—Much was accomplished at this meeting. The Select Board gave the Planning Board good direction for the updating of specific Town Ordinances and addressing current issues of creating a new Land Use Ordinance. November 14 Board of Selectmen meeting—Thanks to all that attended the workshop. It was a very helpful session giving much needed information to all in attendance.

Old Business - Continued work on creating a Land Use Ordinance
Review topics addressed with Select Board at work session.

New Business—The Planning Board will focus on the need to update several of the Ordinances. It was decided that each person would take an Ordinance, review, and update. Scott will draft the Building Ordinance, Ron will draft the Noise Ordinance, and Joel will draft the Vacant Building Ordinance.

Confirmed next meeting: December 21, 2023, 4:30 PM—To be held at the Patten Cultural Center.

Meeting Adjourned at 5:15PM

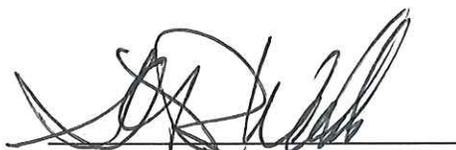
Minutes submitted by Barbara Webb



Ronald Blum, Chairman



Joel Fitzpatrick, Vice Chairman



Scott Webb



Barbara Webb, Secretary

TOWN OF PATTEN
21 Katahdin Street | PO Box 260. | Patten, ME 04765
Phone (207) 528-2215 | Fax (207) 528-2055
www.pattenmaine.org

Patten Planning Board
Thursday, December 21, 2023, at 4:30PM
Public Works Garage, 21 Katahdin Street
Patten, ME 04765

Meeting Minutes
These minutes are not verbatim.
Audio copies of the meeting are available at the Town Office

Call to Order: 4:35 P.M.

Roll Call: Joel Fitzpatrick, Ron Blum, Scott Webb, Barbara Webb, Les Hill, Dennis Brackett, Kristen Wittine

Guests: Gail Albert (Town Manager) and Janice Dancer (Select Board Member)

Review of Agenda: Accepted as presented. Town Manager advised we should be getting request to revise the Recreational Committee Ordinance and the Parking Ordinances, pending more information.

Minutes of November 16, 2023: Approved

Report on December 5 Board of Selectmen meeting: Nothing new to report from this meeting.

Old Business: To continue work on creating a Land Use Ordinance and reviewing drafts of assigned sections.

Noise Ordinance: Ron sent this draft for review to all Planning Board members for discussion prior to being sent to the Select Board for review.

Vacant Building Ordinance: Joel is working on this and has some concerns regarding inspections of the buildings. He will research further to identify in the ordinance who will do the inspections and what the consequences and/or fines will be for buildings in disrepair and/or vacant. Reviewed several of the vacant buildings and conditions which may need to be addressed soon. The board will revisit this in the next meeting.

Building Ordinance: Scott has been working on this. He will be adding the information for campgrounds after reviewing the Maine State Laws. He will be reviewing current and future fees that will be charged to cover the cost of the CEO/doing business. Will be adding some legal updated wording to the building ordinance. All commercial and industrial permits will be brought before the Planning Board and the Select Board. Discussed what square footage would be for tax and assessing purposes. Will be reviewing park models safety, fees, occupancy time frame and other aspects that identify the building as a park

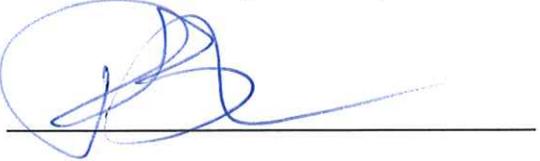
model. Will continue working on these ordinances and review further before sending to the Select Board for review.

New Business: Membership renewal for Kristen (Regular), and Les, and Barbara (Associate). All agreed to stay on for another term. These recommendations will be sent to the Select Board for review and approval. All paperwork for payroll 2023 has been completed at the Town office.

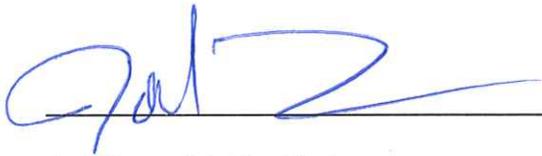
Confirm next meeting: January 18, 2024, 4:30 PM at Veteran's Memorial Library.

Adjourned: 6:05 P.M.

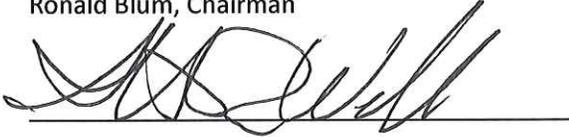
Minutes submitted by Barbara Webb.



Ronald Blum, Chairman



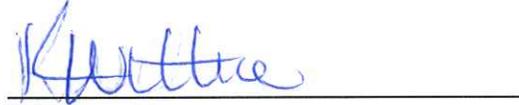
Joel Fitzpatrick, Vice Chairman



Scott Webb



Dennis Brackett



Kristen Wittine



Barbara Webb, Secretary