

MINUTES OF FRIENDS OF LANCASTER COUNTY
MEETING NOVEMBER 9, 2005

President Charles Costello called the meeting to order at 7 p.m. He called members' attention to the plat of the Chase Farm, a 34 acre property on Route 3 near Crosby's tavern, shown on the meeting room wall. The property can be developed by right.

Charlie noted that two members were candidates in last week's election of county supervisors. One, Jack Russell, was elected. Ken Julian lost to Butch Jenkins in District 1 by only 17 votes, 507 to 490. Roger Fortin said that the absentee ballots were included in these results.

Charlie welcomed visitors Jim Schmidt from the Lions Club and Bob and Fran Westbrook.

Ken Julian thanked everyone for their support in his campaign.

Treasurer Marilyn Hedges reported that the FOLC have 193 dues-paying members and that the current checking account balance is \$2040.99. She recommended that, since the FOLC uses the Lancaster Community Library for its meetings, that the organization buy a library lottery ticket. Five hundred tickets at \$100 each are sold. The winner of the lottery collects \$15,000 and the balance goes to the library. Bob Murphy moved and Wes McAden seconded that we buy a ticket. The motion passed unanimously.

Jane Fortin moved and Roger Fortin seconded that we buy a Comprehensive Plan for the library. The motion carried. Charlie suggested that the Comprehensive Plan should be online. Guest Bob Westbrook asked us to find out whether the Plan shouldn't be publicly available. Susanna Collins, librarian, told members that the library has one reference copy and that ours would be a second copy.

Charlie reported that White Stone passed a motion to have its WSC to look at the merits of a PSA. The motion does not allow WSC to spend any money without going back to the town supervisors.

Charlie noted that any eligible, rather than only registered, voter can sign a petition.

In introducing Anker Madsen, Chairman of the Comprehensive Plan Committee, Charlie affirmed that Anker's proposed changes to the Plan are only drafts, and should be considered very preliminary. Anker perceives zoning as long-term planning. He said the goals were to maintain the rural character of the county, protect the shoreline, and prohibit spot zoning. Although we may not be able to completely avoid high-density development, the Comprehensive Plan may be able to control it.

Anker suggested that R-3 be repealed. R-3 currently has no limits on the footprint of a structure, and the structure may be 35-feet high. He also proposed repeal of manufactured home parks.

Bob Murphy thinks there is a place for PUD's as well as manufactured homes, although there should not be manufactured home parks. Jim Charbeneau pointed out that many current and future residents cannot afford most housing. Jackie Brown opposed

repealing R-3, but suggested that we change it to make R-3 zoned areas more attractive.

Anker also proposed repealing A-2 (Agricultural General). He noted that a large part of the county is zoned A-2, which requires a minimum lot size of 33,000 square feet. As an interim ordinance until A-2 could be repealed, Anker suggested that if a lot is less than 10 acres, it could not be broken up. Ken Julian said that A-2 is effectively residential.

A-1 (Agricultural Limited) requires a minimum of 10 acres. There is very little A-1 zoned property in the county. Anker had no opinion about larger farms zoned A-1.

There was a discussion of 10-10-10 fertilizers versus sludge and which is worse for the environment. It was noted that sludge doesn't perk, but runs off into streams and rivers.

Anker proposed combining C-1 and C-2. He believes that commercial establishments should be concentrated along Routes 3 and 200. Jackie Brown strenuously objected, arguing that commercial establishments should be located around the town centers.

Maria Laqueur said that she would like to keep the county, as it was when she came her. Bob Westbrook said that we should change the Plan to make it easy for developers to do what we want them to do and difficult for developers to do what we don't want them to do.

Doug Trittipoe said that the Board of Supervisors should put the budget online, that that is the only way that we can hold the supervisors accountable.

The meeting adjourned at 9 p.m.

Marilyn Hedges
Secretary pro tem