

PORTAGE LAKE PLANNING BOARD MINUTES

Jan 10, 1996

Members Present: Kathy Hoppe, Christy Dicker, Diana  
Michaud, Bob Nelson, Frank Currier

Jay Kamm was present.

Meeting brought to order at 7:02 PM.

Motioned to accept minutes by Bob, seconded by Christy.

Discussions on the Comprehensive Plan, Jay explained why it is necessary to have a " Future Land Use Plan. Discussion on a plan for Portage. This was tabled till a later meeting for further discussions.

Motion to adjourn was made at 8:40 PM by Frank, seconded by Christy.

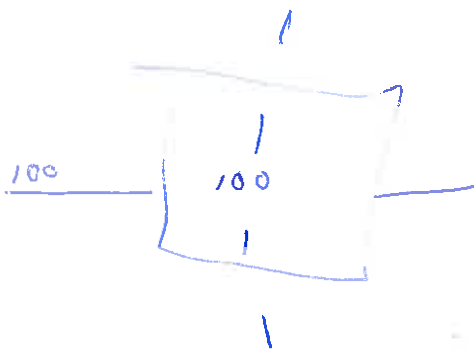
Next meeting will be Feb 15, at 7:00 PM.

Minutes prepared by Diana Michaud.

**Portage Planning Board  
Regular Meeting  
Thursday, February 15, 1996  
Portage Town Hall, 7:00 pm**

**Agenda:**

- 1. Meeting minutes**
- 2. Comprehensive Plan - Future Land Use section**
- 3. Cable Contract**



PORTAGE LAKE PLANNING BOARD MINUTES

Feb 15, 1996

Members Present: Kathy Hoppe, Christy Dicker, Kathy Gagnon, Bob Nelson, Frank Currier

Jay Kamm was present.

Meeting brought to order at 7:10 PM.

Motioned to accept minutes by Bob, seconded by Kathy.

Discussions on the proposed Comprehensive Plan.

Kathy Hoppe explained about the cable company and presented us a letter from Frontiervision about upgrading the Portage cable system. Kathy H. moved to have this board work with the town to negotiate a new cable contract. Bob seconded. Motion was passed.

Motion to adjourn was made at 8:35 PM by Bob, seconded by Kathy Hoppe.

Next meeting will be Mar 15, at 7:00 PM.

Minutes taken by Christy, prepared by Diana Michaud.

PORTAGE LAKE PLANNING BOARD MINUTES

March 26, 1996

Meeting scheduled for March 15th did not have a quorum,  
members present: Diana Michaud, Christy Dicker.

Next meeting scheduled will be April 3, this will be a  
meeting with the selectmen to discuss a new cable contract.

Prepared by Diana Michaud

PORTAGE LAKE PLANNING BOARD MINUTES

Apr 03, 1996

Members Present: Kathy Hoppe, Kathy, Gagnon, Bob Nelson,  
Diana Michaud, Christy Dicker

Brad Boutot was present.

Meeting brought to order at 7:04 PM.

Further discussion on our cable contract being due in 1997 and how we should/could handle this. Motion was made to have a public meeting on May 13th to hear the opinions of the town's people, meeting was set for 7:00 pm.

Motion was made by Christy to appoint Brad Boutot and to re-appoint Kathy Gagnon as members of this board, for three year terms. Seconded by Bob Nelson.

Motion to adjourn was made at 7:40 PM by Bob, seconded by Kathy Hoppe.

Next meeting will be Mar 15, at 7:00 PM.

Minutes taken by Christy, prepared by Diana Michaud.

Note: Members please make an effort to attend this public meeting.

Sharon will be attending the Environmental Management seminar on May 30 - please let her know if you are able to attend - literature enclosed.

To: Planning Board Members

FROM: Kathy Hoppe 

DATE: May 9, 1996

RE: Update/information

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Just a few items to keep you informed.

1. There will be an Environmental Management Workshop on May 30 in Presque Isle for local Officials and CEOs. A copy of the program is included.

2. Bald Mountain: Black Hawk Mining Company has held one meeting and has another scheduled with the DEP to talk about getting a permit to mine the gold at the Bald Mt. site. The permitting process is projected to take between 18-24 months (they need to put application together, submit, then it is reviewed, negotiations occur and then it would be issued). Boliden never submitted a permit application, and it is possible Black Hawk may never also, but I thought you would like to know that there is once again talk about Bald Mt.

3. Comprehensive Plan - Future Land Use Section: I sent our Future Land Use Plan and maps to Eric Carson at State Planning Office in March. I contacted him today and as of yet he has not completely reviewed it. He has been working on other towns. He assured me that he would have it reviewed and comments to us within the next few weeks.

4. At our next meeting, tentatively scheduled for Wednesday, June 12, we need to hold an election of officers. We put this off last year, but can not longer do so. We need a Chair, Vice Chair and Secretary. Please consider taking one of these positions.

5. As there was no business to discuss there is no regular Planning Board meeting for May. However, we do have the Cable opinion/information gathering meeting on Monday May 13th. Since the Planning Board agreed to work with the Select-persons on the negotiations of the new contract, your attendance at this meeting will be greatly appreciated. I unfortunately will be unable to attend.

Christy  
Frank  
Diane  
Brad

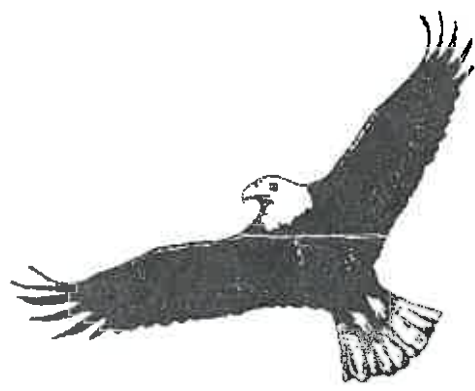
**Portage Planning Board Regular Scheduled Meeting**  
**Wednesday, June 12, 1996**  
**7:00 pm Town Hall**

**Agenda:**

1. Minutes of last meeting.
2. Election of Officers      Chairperson +      Sec. -  
                                         Vicechair +
3. Drive-way permit application, Verna Hedrick on East Cottage Road



Please note that the Cable TV Committee will be meeting at 6:30 prior to the Planning Board meeting.



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July 17



Portage Planning Board Meeting  
Tuesday, August 27, 1996  
7:00 pm  
Portage Town Office

Agenda:

1. Minutes of last meeting
2. State Planning Office's response to Land Use Planning Section of Comprehensive Plan (copy enclosed) - Jay Kamm will be here
3. Election of Chair, Vice Chair and Secretary
4. Other Business - ??

*Jim Sayhee -*

*Brad Bobb  
Frank*





TO: Planning Board Members  
FROM: Kathy Hoppe, Chair  
DATE: December 19, 1996  
RE: Next Planning Board Meeting

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Great news, the State Planning Office (SPO) has deemed our Plan consistent with the Act. (A copy of the letter is enclosed.) To finally complete the Plan we need to make the changes Dave Roque suggested, that I outlined in my letter, and incorporate the few minor suggestions from SPO. I have already spoken to Jay Kamm and he will work at incorporating these few minor changes. Due to Jay's already busy schedule in January, the first opportunity he has to meet with us and review the changes is Jan. 28th. Thus, our next meeting will be Tuesday, January 28th at 6:30 pm at the Town Hall. If you are unable to make it, please give me a call - it is very important that we have a quorum.

Once we have agreed to the changes, which I hope we can do on the 28th we will open the Plan up for comment one last time. I suggest having a comment period during our Regular February meeting. Once this is complete we will take the Land Use Section to town vote at our regular March Town Meeting. And then we are done ☺ - with the Plan anyway.

A few other notes:

On January 16th, 6:30 pm NMDC will host a workshop at their Caribou office, on Shoreland Zoning with Rich Baker. Rich will review changes in definitions, legislative changes, and answer any questions. If you have any questions at all on Shoreland Zoning Rich is the expert, so plan to attend.

On February 6th, at 6:30 pm NMDC is hosting an evening with Becky Seal from MMA. This will be held at NMTC. Becky is an attorney and an excellent speaker. She will cover the roles and responsibilities of Planning Boards and Boards of Appeals, new legislation on signs and home occupations. Plus other topics.

I would like to encourage Board members to attend either or both of these workshops. The Board has a budget to cover travel and meal expenses. Check with Sharon to see if she or one of the select persons are going and maybe you can ride together.

**See you all on Tuesday, January 28th of 1997, 6:30 pm!**



STATE OF MAINE  
EXECUTIVE DEPARTMENT  
STATE PLANNING OFFICE

ANGUS S. KING, JR.  
GOVERNOR

EVAN D. RICHERT, AICP  
DIRECTOR

December 13, 1996

Mr. Stephen Belanger  
First Selectman  
Town of Portage  
School St.  
PO Box 255  
Portage, ME 04768

Re: Revisions to Portage's Comprehensive Plan

Dear Mr. Belanger,

After much internal thought and consideration, both I and others here at the Office have reconsidered our most recent finding concerning the consistency of the Town of Portage's comprehensive plan, and we now find the Comprehensive Plan for the Town of Portage consistent with the Act. **Congratulations!**

As you recall, the Office originally held that the Future Land Use section of the Plan was inconsistent because it left the entire length of the Route 11 corridor open to development, which was found to be inconsistent with preventing development sprawl. However, this position did not fully consider the lack of past or current development pressures.

During the last several months, the Office has reviewed Portage's revisions, and as the Committee has already found, agrees that since there is little growth or development expected during the ten-year planning period, there is little in the way of a threat of the kind of development the Act intends to address. The Office remains concerned, as does the community, about the Town's continued viability, and suggests that development be monitored. If the Town observes significant development occurring outside of where the community believes it is in its best interests, it should be prepared to take fast action to redirect this pattern of growth.

The Office further suggests that in order for the Plan as drafted and adopted to continue to be a useful planning document, during the five year review, the location, number, and type of development permits which have occurred should also be reviewed to reassess the Town's strategy delineating prescribed "growth" and "rural" districts.

The Office also suggests that the Town continue looking at its bonding capability, the existence and status of the town's current reserve accounts and debts (including its share of the County debt) in order to establish the town's current approach to funding capital expenditures and its latitude for bonding. The development of an annual process for the adoption of the CIP is crucial; that is, the translation of the Capital Investment Plan into the Capital Improvement Program.

In regards to continued economic development, the Office also suggests that the Town examine and determine promotional elements to market the town's trails, recreational, and wildlife/waterfowl values,

in addition to its retail and commercial opportunities. This is an important first step in marketing the town's natural resource based assets. It should be remembered that distances from services should be measured into both the marketing plan, and subsequent land use ordinances as a method of minimizing costs to the municipality to service these new uses; i.e., distance from a fire station, and the impact upon the municipality's insurance rates given the distance to the station, and the distance from the use to the station, etc.

The Office greatly appreciates the work the Committee, and especially its Chair, Kathy Hoppe, have done to meet the intent of the Act. The Committee has worked hard, and has developed a document which will provide direction for its planning and natural resource-based marketing activities. Enclosed is information regarding a regional grant for which the town may now apply, which could serve as the focus for a regional tourism marketing study, as suggested in the Plan. The Office will continue to be available to provide technical assistance, in conjunction with the Northern Maine Development Commission, as needed. The Office applauds the Town's hard work, and believes that it will continue to be successful.

Sincerely,



Erik Carson  
Town Representative

cc: Kathy Hoppe  
Sharon Rafford - Town Manager  
Jay Kamm - NMDC