



Select Board and Planning Board

Public Hearing

Thursday, September 17, 2020 @ 5:30pm

Southwest Harbor Fire Station

MINUTES

I. Chair Kristin Hutchins called the meeting to order at 5:46 pm;
Present: Board members Carolyn Ball, Snap Willey, Chad Terry. Absent: George Jellison.
Planning Board members Lee Worcester, John Williams, Mike Levesque, Chris Blaine.
Town Manager, Justin VanDongen; Admin Assistant/ Deputy Code Officer, Jesse Dunbar; Code Officer, John Larson; Town Clerk, Marilyn Lowell.

II. Marijuana Ordinance Public Hearing: No comments or questions.

III. Land Use Ordinance Public Hearing:

The current ordinance contains mixed zones; the goal is to split all aspects of shoreland zoning into a new Shoreland Zoning ordinance from the new revised Land use Ordinance. The Land Use Ordinance will cover zones A and B. The Shoreland Zoning Ordinance will cover all the shoreland zones, some of which the town did not previously have but are mandated by the state
Dunbar went over the Land Use Ordinance changes in the proposed ordinance with a summary sheet. The following changes were requested by consensus of the Select Board and the Planning Board:

A carryover of powers in the appeals section will be stricken out.

The numbering in the appeals section will change .#5 and #6 in the appeals section will be corrected to #4 and #5.

Change "He" under the enforcement section to "the CEO"

IV. Shoreland Zoning Ordinance Public Hearing:

The proposed ordinance is largely follows the States DEP laws in MRS Chapter 1000 guidelines format.

The Planning Board agreed to leave the current height limits in effect in place of adopting the DEP's less restrictive limit.

No new residential use is allowed in the Commercial Fisheries Maritime Activities Zone as required by the DEP.

Stream Protection is a new zone required by the DEP.

Tributary Streams don't have their own zone, but still have the 75' protective setback.

The Planning Board and the Select Board agreed by consensus to add "or tributary to the stream sentence on page 3.

The Planning Board and the Select Board agreed by consensus to add lines to the Land Use Table to include Motels, Hotels, and Boatels / Marinas / Inns and transient accommodations,

Commercial Boat Storage in Buildings to match the current allowed zones in the Land Use Ordinance.

The Planning Board and the Select Board agreed by consensus to maintain the 40,000 sq ft minimum lot size for residential structures in the Shoreland Zone.

V. Subdivision Ordinance Public Hearing:

The Planning Board and Select Board agreed by consensus to keep the term “Shall” in the section regarding site walks.

Change the term Town Officers to Planning Board / CEO

VI. Next Meeting Date: September 22th, 2020 Public Hearing on the Marijuana Ordinance, Land Use Ordinance, Shoreland Zoning Ordinance and Subdivision Ordinance followed by the Regular Select Board Meeting at the Southwest Harbor Fire Station. 5:30pm.

VII. Adjourn Meeting

Motion to adjourn at 7:37 pm by Chad Terry, Seconded by Kristin Hutchins. Passed 8-0-0.

JD