

Minutes for Monday, January 21, 2019 Planning Board Zoning Ordinance Workshop

1. Call to Order: The meeting was called to order at 6:05 PM.

2. Introduction of Attendees: Present were: Chair Dave Johnson, Secretary Laura Chadbourne, Member Morris Gibely and Melanie Eldracher, and Planning Board Assistant Julia McQueen. Absent: Member Kevin Taylor and Alternate Member Ron Kiesman.

3. Minutes from prior workshop: minutes had been shared via email after previous workshop meeting on 1/7.

4. High level “first pass” review of Zoning Ordinance to determine which sections should be updated:

Sections I. – VII: minor or no updates; these sections are fairly boilerplate

Section VIII. Zone Requirements

- Phosphorus control section will need to be updated; note that Sweden requirements are somewhat stricter than state requirements. A lot of Sweden is in watershed areas.
- Timber harvesting – will need to look at this
- Structure height limit – consider looking at solar arrays
- Structure definition – add “docks” and potentially “generators” (permanent, on concrete foundations for instance). What about yurts?

Section IX. Non-Conformance: fairly standard, but will want to go through it to be sure nothing needs to be updated

Section X. Performance Standards: also mostly standard, but will want to go through the details and make some updates. Examples: language re: docks, timber harvesting updates, wireless communications (determine if updates needed), sanitary provisions (need 20,000 sq. feet to have a septic system, state law update). Think about floats...should a CUP be required?

Section XI. Administration: building permits – clarify language. Opportunity to clarify how fines are managed.

Section XII. Appeals, Board of Appeals, and Appeal Procedure: Appeals Board is updating by-laws; there are some things in this section that will need to be addressed. PB has the right to amend this section but it will make sense to align with the Board of Appeals (BOA).

Section XIII. Conditional Use: just need to walk through, ensure it is clear and practical.

Section XIV. Definitions: look through to make sure everything is clear. Will need definition of a dock.

Appendix C. Phosphorus Control Standards: will need to be updated.

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7. Next steps

- Julie McQueen to email this group a tracking sheet she's been keeping with potential ZO edit ideas based on learning over the past few years.
- Julie will contact DEP to get a new contact for the Town of Sweden in preparation for support as we go through the ZO review.
- At the next meeting – potentially review shoreland zoning (Chapter 1000) updated laws. SMRPC is willing to help us. MMA legal can also provide ad hoc support.
- Then approach ZO review page by page, review as needed.

8. Announcements:

- A. The next Zoning Ordinance workshop is scheduled for Monday, February 11th at 6 PM.

Meeting was adjourned at 7:30 PM.

Respectfully submitted,

Laura Chadbourne,
Secretary, Sweden Planning Board