

Ad-hoc Zoning Committee
Minutes
Monday, November 16, 2015

Members Present: Steve DeCrosta, Karen Farber, Bill Lunt, Stan Given, Rachel Reed

Staff Present: Amanda Stearns

1. **Minutes** – October 20, 2015 – With a motion by B. Lunt and a second by S. DeCrosta, the minutes were approved unanimously as written.
2. **Project update** – K. Farber announced that the Council has approved the continuation of the project with an additional appropriation of \$35,000. She and Amanda had a long talk with KKC prior to the Council meeting and she feels confident that there is a check in process that will avoid any unanticipated cost overruns in the last phase. One aspect that we might look at is the dimensional table. It is very complex and it is possible to save money and build efficiencies into the ordinance if the committee is willing to tackle some policy around this. The committee was in agreement. Staff will develop a list of suggestions for the next meeting.

By way of example, A. Stearns went over some non residential uses in FF and RA and their respective lot areas and setbacks. She does not have any explanation of why such large setbacks and lot areas would have been required other than to provide a great deal of separation between residential neighborhoods and these uses.

3. **Definitions and Use Terms**

- **Review of updated documents**

- 1) Use table – The committee agreed on the following changes.
 - Make all terms singular
 - Land Reclamation – make a permitted use in all districts
 - Outdoor Recreation – include the shoreland use as a special standard
 - Dwelling, Single Family Detached – place RP special exception standard for seasonal conversions
 - Accessory Structure – add to BP and RT
 - Accessory Use – add to BP and RT
 - Home Occupation – break permit by right and Conditional Use terms apart
 - Maintenance Facility – strike in RT, will be permitted under Accessory Structure
 - Aquaculture – delete
 - Wetland Structure – use this term for “piers, docks, wharves...”
 - Outdoor Sales and Storage of Equipment and Materials – strike
 - Review all Other uses and see if they can’t be addressed as one “Site Improvement” category
- 2) Use definitions – The committee agreed to all recommendations for definition modifications except for Commercial School. That definition will mirror Private School except for the Board of Education licensing requirement.
- 3) Summary of Recommendations table – This table will continue to be populated and will include any recommendations from the committee for future policy work

4) Special Standards list – no action taken.

4. Next Steps

- Dimensional Table – The committee agreed to take on reviewing some the aspects of the table to determine if policy changes could be recommended in an effort to streamline regulation and simplify the table. For the next meeting, staff will prepare a list of current regulations that relate to the separation of residential and nonresidential uses and a list of possible changes.

5. Next Meeting – The next meeting is scheduled for Tuesday, December 8, 6:30