

Shoreland Protection Ordinance Committee
Planning Board Subcommittee
Meeting Minutes
April 18, 2013

Members in attendance: Roger Murray, Vaune Dugan, John Thurston, Dan Coons, Art Slocum, Paul Montrone, Kathy Barnard, Robert Houseman.

Kathy Barnard called the meeting to order at 10:05AM.

The March 20, 2013 minutes were reviewed. A motion was made, seconded and all (except for 2 members who abstained) voted in favor of the minutes. NOTE: based on the discussion during the meeting the recording secretary realized one change was needed in the minutes. The change is as follows: 5th paragraph - #3 a change the 20%, 15% and 15% to 20 points, 15 points and 15 points.

The Committee then discussed #3 on page 6. This section needs to be clearer. If the unaltered state area has not been achieved then we need to specifically define what needs to be done to comply. Rob worked on this section and submitted an email to committee members dated 4/9/2013 regarding this issue. He suggested that if the example he used met the desired renewal area the committee may want to consider changing the multiplier for shrubs and ground cover as a simple solution. This was then discussed and issues discussed such as how to treat smaller lots, lots with ledge, odd shaped lots, should some flexibility be built in for developed lots, how this would affect vacant lots. Concerns were raised by some about having flexibility in the ordinance - standards need to be consistent, undeveloped lots need to comply with the ordinance. There was a discussion about nonconforming lots without unaltered space needing to become more conforming.

Rob will bring to the next meeting examples of lots complying and not complying with the unaltered space.

There was further discussion regarding #3 a and b - 3 different people did the point system and had 3 different totals. The shrub area seems to be the most difficult to apply. These items need to be clarified. There is a need for more spacing of trees to allow the trees to grow properly. Need to determine if the point system in the unaltered area is too dense. Could consider changing how we calculate ground cover. Are the numbers for trees reasonable? Is the density reasonable for shrubs and ground cover. It was pointed out that the density is 4 times the State requirements. All agreed we want to create a reasonable unaltered space. There was a suggestion to go to an area of 1250 sq.ft. Others felt that Dan's information given to the committee confirmed that

625 sq.ft. is reasonable.

It was mentioned that we need to consider the cost of the nursery stock we are suggesting.

There was a suggestion to consider changing the name of unaltered space - call it something else.

There was a suggestion to let native species grow - keep natural areas. Existing unaltered areas should not be touched.

Rob will provide some analysis of existing lots.

The next meeting was scheduled for May 23, 2013, 10:00AM, at a place to be determined.

Meeting adjourned at 12:00.

Submitted by
Kathy Barnard
April 20, 2013