

April 8, 2019

There are several issues coming before the Town at the annual meeting that the Selectmen feel that more information might be helpful to ensure an informed electorate. We will post these Notes until Town Meeting. If you have any questions or comments you can contact the Selectmen at selectmen@pownalmaine.org or come to the Selectmen's meeting on the 2nd and 4th Monday of the month @ 7:00 in Mallet Hall.

The Selectmen are proposing a Building Permit cap of 10 for the fiscal year of 2019-2020. Pownal has experienced an increase in permits and the Selectmen feel the need for a pause. The algorithm for the 10 permit limit was arrived by computing the average increase in the municipal budget, about 2%, and multiplying the average homes tax value by 10; equaling the 2% increase. The Selectmen are asking the Town to approve the building permit cap of 10 to give the Selectmen and the various boards time to plan.

Please note that State Statute requires Towns to have specific purposes for imposing a building moratorium and currently Pownal's purpose is to review and clarify Land Use Ordinances to support our Comprehensive Plan.

The Comprehensive Plan Committee is currently preparing a survey to ask the townspeople their opinion on how to guide Pownal's planning through the next 10 years. It will be helpful if as many people from Pownal participate.

Jon Morris; Chairman Pownal Selectman

**Town of Pownal
Building Cap Q & A**

1. In limiting the building permits to 10 per year what problem are we trying to solve?

The Pownal Comprehensive Plan directs the selectmen to address issues of rural character and building density. In response to numerous questions about appropriate interpretation of land use ordinances the selectmen have considered the cap/moratorium for one year to give the Ordinance review board, planning board and Code Enforcement officer time to conference about issues like grandfathered lots, special exceptions and the back lot ordinance. The selectmen are trying to avoid zoning decision precedents that may be unable to be reversed.

2. Over the last 10 years how many building permits have been granted per year?

Building permits have been consistently under 10 until last year. There were 21 permits issued, with 10 more permits open. The Code Enforcement Officer anticipates a similar demand for 2019.

3. How will a limitation on building permits benefit the town?

There will be no direct benefit to the town. The limitation will allow the town's planning agencies to clarify land use ordinances that are either ambiguous or contradictory.

4. How much tax revenue will be lost to the town over the next 3-5 years by restricting building permits?

The town is not considering a 3-5 year cap/moratorium but one or two years. If we lost 10 new houses the revenue would be 10x (value x mil rate){ est. \$3,500 x 10}

5. Is the restriction for all building permits or just residential permits? Would this affect the construction of out building; like a garage or shed?

Strictly residential permits

6. Are there any strains on town resources/infrastructure that is driving this restriction?

None at this time

7. Has the town attorney rendered an opinion on how/if a restriction might be challenged by a landowner?

No, building permit caps and moratoriums are standard municipal procedure.

8. What type of planning would “various boards” need to do differently than they are now doing?

The land use ordinances are in need of clarification and reorganization.

9. Has the proposed building permit limitation been reviewed by the various board? Has any board requested this restriction?

No, this is a selectman decision.