

**Town of Pownal, Maine
Ordinance Review Committee Minutes
February 19, 2019**

Prepared by: Susan Peters in John MacDonald's absence

6:30 p.m. meeting called to order

Members present:

- Tim Giddinge: Tgcustcarpentry@aol.com 6889581
- Andy O'Brien: aobrien211@gmail.com 232-4743
- Tom Hall: thall4@gmail.com 588-4650
- Susan Peters: sbriggs@llbean.com 749-3033

Members excused absent:

- John MacDonald: macworth207@gmail.com 6884650

Planning Board Member

- Hutch Hodsdon: rhodsdon2@maine.rr.com

Committee quorum established (4)

Minutes were approved from previous meeting

General discussion:

Definitions of past done mostly by Jim Briggs

Ordinances should be their own section.

Definitions - normal definition of the word unless stated elsewhere.

Definitions:

- Abutters - Any property within 500 feet of the entire lot; including both sides of any streets.
- Notification of abutters a person whose property is within 500 feet of the entire lot, including both sides of any street. ***Still under Review. Who is contacted when you need to contact abutters? We need to clarify that for CEO.**
- Accessory Dwelling Unit: A small dwelling, either attached or detached (unattached) which is part of an existing single family owned occupied home on the same lot and which is clearly secondary to the single-family home. The dwelling shall have living, sleeping, sanitary, and kitchen facilities for the exclusive use of the unit occupants. The owner of the primary building may rent the accessory dwelling, or the primary

building owner may occupy the accessory dwelling and rent the primary dwelling. The dwelling will have only one bedroom and one bathroom. The dwelling can be no more than 625 square feet or 50% of the finished square footage of the primary dwelling, whichever is more restrictive. Only one accessory dwelling is permitted per lot. All current codes must be met, and an Occupancy Permit must be obtained. Parking must be available onsite. ***Still under review - guest house**

- Agriculture: The production, keeping or maintenance, in compliance with all state and federal laws, for sale, lease of personal use, of plants and animals useful to people, including but not limited to: forage, sod, seed and grain crops, dairy animals and dairy products, poultry and poultry products, livestock including breeding and grazing of animals, bees, trees and forest products, fruits and vegetables, nursery, ornamental and greenhouse products, or lands devoted to soil conservation or forestry management programs. In the Shoreland Zone, agriculture does not include forest management and timber harvesting activities.

The science, art, or practice of cultivating the soil, producing crops, and raising livestock and in varying degrees the preparation and marketing of the resulting products.

***Still under review - check other town's ordinance**

- Certificate of Compliance / Occupancy - A document signed by the Code Enforcement Officer stating that a structure meets the requirements for occupancy as specified in applicable ordinances.
- Corner Lot - A lot having 40' setback on both streets. All other set-backs requirements apply.
- Coverage - That percentage of the plot or lot area covered by all the building area and/or impervious services.
- Creation of a new lot. The division of an existing lot or parcel of land into two lots. One of these lots will be regarded as the new single lot and the other will be regarded as the residual lot. A lot may have one of two designations. "Approved for Building" or "Not yet approved for Building".
- Dimensional Requirements: Numerical standards relating to spatial relationships including, but not limited to setback, lot area, shore frontage and height. ***Still under review - Investigate "shore"**.
- Disability: The ADA defines a person with a disability as a person who has a physical or mental impairment that substantially limits one or more major life activity. This includes people who have a record of such an impairment, even if they do not currently have a disability.

- Disposal: KEEP ORIGINAL DEFINITION *Still under review. Ask Ryan about his proposed change.
- Dwelling: A building designed or used as the living quarters for one or more families. The term shall not be deemed to include hotel, motel, or rooming house or temporary trailer. It shall include manufactured housing as defined in the Zoning Ordinances, unless specifically excluded. It shall be attached to an approved foundation. Any axles, wheels or tire for transportation shall be removed. *Leaving as is
- Dwelling, Accessory: DELETE ENTIRE SECTION
- Minimum Lot width - 200' at the point where the main building is closest to the street where ever possible. (I have one note that adds "In compliance with State and Federal Laws".)