

Town of Pownal
Planning Board Public Hearing Minutes
Wednesday, February 10, 2021
6:00 PM Zoom Remote Meeting

Members Present: John Bowdren, Gabe DiGristina, Jesse Peters, Secretary: Christine Watson, Alternate: Marika Clark, Town Planner: Tony Dater

Late Arrival: Matt St Cyr

Absent: Matt Altieri

Guests: Susan Peters, Marcia Bowen, Doug Stewart, Marie Wendt, Jonathan Seavey of NECEC, Select Board Member: Jon Morris

Call to Order at 6:03 PM by Vice-Chair John Bowdren

John Bowdren began by stating we are here to discuss the definition changes and updates to the shoreland zoning ordinances. John asked if there were any general questions from the public. Susan Peters commented on the notation of the comprehensive plan that was mentioned in the Bed & Breakfast under article 3 #11 special exception. She was confused on what plan it referenced, the 2006 plan or the comprehensive plan that is being worked on.

Gabe responded that it was for the 2006 plan. John stated that the wording under special exception for Bed & Breakfast is intended to keep the nature of the town rural. Sue wanted to make sure what we meant would be accomplished by the wording we have. Marcia added that the comprehensive plan did not tackle any architectural design rural character as it pertains to buildings. The comprehensive plan is focused on keeping the rural character of the town and she suggested rewording the Special Exception #11. The board will discuss as a group rewording Bed & Breakfast and Inns as Inns has the same language.

Marie Wendt asked if we could share the document so that the public could follow on. Christine shared her screen and John proceeded to Article 2 definitions. John had a question on the sentence stating the accessory dwelling or the principal dwelling may be rented. Does it mean one or other could both be rented. Marika stated the owner could live in one or the other but didn't think we clarified if both units could be rented at the same time. Marika's understanding was that the owner had to be on site. Christine, Tony and Jesse agreed with her statement.

Marcia raised a question on the definition of Base Flood. Marcia asked whether we define what is the 100-year flood in terms other than what the definition states. The flood plain ordinance we have currently is not the most recent. Marcia explained that she questions where one finds the map that shows the outlines of the 100-year flood plain. The map is still in draft form on the town's website (dated 2017) but our flood plain ordinance refers to an older map. She mentioned there is a discrepancy on where the boundaries are and maybe smart to refer back to the flood plain ordinance. Doug stated he thought it should refer to zone A on the flood plain map and also be referenced for the reader to know where to go. Suggestions were made to add to the definition to refer the reader to the most current FEMA map and zone A.

Open space was the next definition discussed. Marcia stated that based on the comprehensive plan survey results, the residents unanimously support retaining open space in the town. Suggestions from the public were placing deed restrictions or conservation easements in the definition. The board will discuss these options in more detail. We moved down the list and discussion ensued on the solar energy system definition. Doug remarked that he would like to see this definition be more detailed and change transformed energy to something else. The board decided to take time to rewrite the

definition of Solar Energy System. Moved onto the definition of swale and after a discussion the board decided to pull the definition.

Dialogue concerning the restaurant definition was next. Jesse brought up that the select board had a public hearing on the Victualers License Ordinance. Their definition of a restaurant is different from ours. We have a risk that we have 2 different definitions for different ordinances for the same thing. The board decided after a lengthy conversation to keep our definition.

The board moved onto the Shoreland Zoning Ordinance. Matt explained that his understanding is that the town does not have its own shoreland zoning ordinance, uses what the DEP issues and the planning board is updating the ordinance to comply what DEP has. Tony gave the details on what the four major changes are. A question was raised if we could change the shoreland zoning ordinance. Tony explained that if we made changes, the DEP would need to review and approve the changes. He also indicated that the Town of Pownal does not go beyond the model.

John concluded the meeting stating that the board will take under consideration the changes the public requested. The planning board will discuss in a workshop, have the town attorney to review and present the revisions in the next public hearing. John thanked the public for tuning in and giving us nice feedback.

John adjourned the public hearing at 8pm.

Respectively submitted,

Christine Watson

Christine Watson
Planning Board Secretary
3-17-2021