Present: Mike D’Arcangelo, Greg Foster, Bruce Sanford, Vice-Chair Edward Kranich, Kyle Bancroft, Kevin Woodbrey

Absent: Chair Robert O’Neill

Staff: Code Enforcement Officer Scott Dvorak, Contract Town Planner James Seymour, Recording Secretary Mary Quirk

Call to order: Edward Kranich called the meeting to order at 7:00pm; Quorum declared

Public Hearing for Potential Ordinance Revisions for the 2019 Town Meeting

Warrant

• Shoreland Zoning Provisions (As required per Maine DEP 2018 review) (07:02)
  A. Section 15 (Land Use Standards)
  B. Section 16 (Administration)
  C. Section 17 (Definitions)

Edward Kranich asked for a motion to approve and forward items to the Select Board (07:07)
MOTION: Mike D’Arcangelo so moved; Bruce Sanford seconded
DISCUSSION: None
VOTE: Motion passed (06/0/0)

• Article 4 Land Use Ordinance-Clarifying Manufactured Housing terms/uses (07:08)
  A. Article 4. C (District Regulations) Rural District (R)
  B. Article 4. D (District Regulations) Rural Residential District (RR)

Mr. Kranich asked for a motion to approve and forward revisions to the Select Board (07:11)
MOTION: Mike D’Arcangelo so moved; Bruce Sanford seconded
DISCUSSION: None
VOTE: Motion passed (6/0/0)

• Land Use Ordinance (clerical revisions) (07:19)
  A. Article 7 (Amendments)
  B. Article 6 (Board of Appeals) date correction
    a. Section C. (Appeals Procedure) Meeting scheduling
Mr. Kranich asked for a motion to approve and forward item to the Board of Selectmen (07:20)

**MOTION:** Mike DʼArcangelo so moved; Bruce Sanford seconded

**DISCUSSION:** None

**VOTE:** Motion passed (6/0/0)

- **Shoreland Zoning Provisions (07:20)**
  A. Section 17 (Definitions)
    a. Add definition for Dwelling Unit [required by DEP]
    b. Add definition for Manufactured Housing
    c. Add Definition for Excavation Contractor [required by DEP]
    d. Amend definition for Expansion of a Structure [required by DEP]
    e. Amend definition for Non-Conforming Structure
    f. Correct page headings

  Mr. Kranich asked for a motion to approve and forward the definitions in the Shoreland Zoning provisions to the Board of Selectmen (07:24)

  **MOTION:** Mike DʼArcangelo so moved; Kevin Woodbrey seconded

  **DISCUSSION:** None

  **VOTE:** Motion passed (6/0/0)

- **Shoreland Zoning Provisions (07:25)**
  A. Section 14 (Table of Land Uses) add notes per Manufactured Homes use Item 15, 15A

  Mr. Kranich asked for a motion that the Second 14 of the Shoreland Zoning provisions change be approved by the board and forwarded to the Board of Selectmen (07:27)

  **MOTION:** Bruce Sanford so moved/Mike DʼArcangelo seconded

  **DISCUSSION:** None

  **VOTE:** Motion passed (6/0/0)

- **Subdivision Regulations (07:28)**
  A. Article 11 (Enforcement) add Expiration of Approvals

  Mr. Kranich asked for a motion approve change of enforcement provisions (07:29)

  **MOTION:** Greg Foster so moved/ Mike DʼArcangelo seconded

  **DISCUSSION:** None

  **VOTE:** Motion passed (6/0/0)

- **Land Use Ordinance (07:11)**
  A. Article 12 (Definitions)
    a. Amend definition of a Dwelling Unit
    b. Amend definition of Mobile Homes
    c. Amend definition of Modular Homes

For details, please see Video, the official record of the meeting.
Mr. Kranich asked for a motion approve the changes and forward to Board of Selectmen (07:19)
**MOTION:** Mr. Sandford so moved; Kyle Bancroft seconded
**DISCUSSION:** None
**VOTE:** Motion approved (06/0/0)

3. Planner Communications

4. Adjournment
   Mr. Kranich asked for a motion to adjourn (07:45)
   **MOTION:** Greg Foster so moved/Bruce Sanford seconded
   **DISCUSSION:** None
   **VOTE:** Motion passed (6/0/0)