♦ **GPCOG** **Greater Portland Council of Governments**

DATE: May 3, 2013

TO: Board of Selectman

FROM: Stephanie Carver, Senior Planner, Greater Portland Council of Governments

SUBJECT: Boat Lunch Ordinance

Upon my brief review of the Boat Launch Ordinance (Draft 6) proposed by Neil Jensen, Peggy Jensen, Brian Walker, and Betty Williams and submitted via email to the Town on March 26, 2013, I have the following suggestions for the Board to consider during its review.

Listed in *Section 7 Development* of the proposed ordinance are requirements such as minimum lot size, off road parking, and signage. The language describing these requirements is vague and subjective and will lead to confusion and inconsistency. Not only should these requirements be more clearly defined, they should be defined in accordance with both existing State and Town regulations for Shoreland Zoning, as well as the Towns Site Plan Review requirements. Other areas of concern include the inconsistency among definitions in the proposed ordinance and those already in the existing in the Shoreland Zoning Ordinance. Lastly, references to Town maintenance responsibilities related to a proposed site should not be outlined in this ordinance.

Ideally, an independent ordinance is not the appropriate approach to regulating the development of public boat launches. A stand-alone ordinance is unnecessary and adds yet another ordinance to many that must be updated and amended as laws change. I advise the Town to simply incorporate language into the existing Shoreland Zoning and create a new subsection under Section 15, titled *Subsection U. Boat Launches*. Definitions complementing this section can be added to the Definitions Section of the Shoreland Zoning and should be consistent among all ordinances. This approach will insure consistency with the current regulations already in place for development in the Shoreland Zone