

**Town of Belgrade**  
Planning Board

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Meeting Minutes 4-9-2024

This meeting can be watched at: <https://www.youtube.com/watch?v=svg8eM6v6ds>

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## **Call to Order**

A meeting of the Town of Belgrade Planning Board was held at The Belgrade Town Office at 990 Augusta Road Belgrade, ME 04917 on April 9, 2024, at 6:07 P.M.

Board members present: Craig Alexander, George Seel, Sara Languet, Nick Zaccaro, and Richard Baker

In-person attendees: Code Enforcement Officer – Hans Rasmussen

## **New Business**

1. LD 2003

**Discussion:** Barbara Allen made suggested edits to typos and grammar upgrades on both the Multi Family Dwelling Ordinance and the Minimum Lot Size Ordinance.

**Decision:** George Seel made a motion to approve the typos and grammar upgrades to both ordinances. Nick Zaccaro seconded the motion. The board voted in favor 5 yes and none opposed.

**Discussion:**

1. The Town Attorney made recommendations to remove the following redundant and unnecessary definitions from the following ordinance.  
Multi Family Dwelling Ordinance: accessory dwelling unit, accessory structure, affordable housing development, area median income base density, and anything that does not pertain to the ordinance.

2. Town attorney edited to include \$100 each violation. The board discussed that it should also say “minimum of \$100 and a maximum of \$5000.” Hans stated that it also says someone would be guilty of a misdemeanor and it should be removed because “that would mean I could charge someone with a crime.” The board discussed removing “misdemeanor” and instead of “\$100” it should be changed to “in accordance with Title 30A subsection 4452.” Copy and paste from page 21 section 4 of the Minimum Lot Size Ordinance to page 13 section 10 of the Multi Family Dwelling Ordinance.

**Decision:** George Seel motioned to amend section 10D to replace it with the same language used in the enforcement section of the minimum lot size ordinance of paragraph 4 page 21. Richard Baker seconded the motion. The board voted in favor 5 yes and none opposed.

**Discussion:** The board discussed the attorney’s suggestion to eliminate the middle paragraph 4F of the Minimum Lot Size Ordinance.

**Decision:** George Seel motioned to accept the attorney’s recommendation to remove section 4F paragraph of the Minimum Lot Size Ordinance. Craig Alexander seconded the motion and the board voted in favor 5 yes and none opposed.

**Discussion:** The board discussed section 5BC page 6 – Residential Uses of the Minimum Lot Size. Found to be hard to follow with no indentations. Lot size requirements differ from the Multi Family Dwelling Ordinance. The board went over possible options of adding language to the minimum lot size ordinance to match, change the lot requirement to be consistent in the 2 ordinances or require a larger amount of lot area for each additional unit.

**Decision:** The board ultimately decided to further review this area in the fall when they go over the ordinances again.

**Discussion:** Discussion of residential dwelling unit and dwelling unit are both used together in both ordinances. George suggested removing “residential” and adding mobile home to the “dwelling unit” definition.

**Decision:** Craig Alexander motioned to use George's language to strike out residential of the dwelling unit definition and add mobile home to the definition. Nick Zaccaro seconded the motion and the board voted in favor of 5 yes and none opposed.

**Discussion:** On page 8 the attorney proposed that paragraph V and VI be deleted as it seems repetitive. Granier from KVCOG agreed. George discussed with the board that he thinks it is important to keep it.

**Decision:** George Seel motioned to retain 5C1 V and VI as currently drafted. Nick Zaccaro seconded the motion and the board voted in favor with 5 yes and none opposed.

**Discussion:** On page 8 section 2 iii it was suggested to remove the last line of the paragraph where it says "Belgrade subdivision ordinances still apply" but they are only talking about 2 dwelling units whereas it would need to be 3 or more to apply.

**Decision:** Craig Alexander motioned to remove "Belgrade subdivision ordinance requirements still apply" in section 2 iii. Richard Baker seconded the motion and the board voted in favor with 5 yes and none opposed.

**Discussion:** Page 11 section 5B12, the attorney suggested that it could be combined with the next section. Grainier suggested it should remain as its own as this section is for any type of structure that could be placed on a lot. Not just recreational vehicles including tiny homes, mobile homes, and the like.

**Decision:** Nick Zaccaro motioned to retain section 5B12. George Seel seconded the motion and the board voted in favor with 5 yes and none opposed.

**Discussion:** Page 12 section 5E the attorney recommends removing the reference to zoning in the first paragraph under E: "affordable housing developments are permitted in all land use zoning districts that permit multi family dwellings" and change to "affordable housing developments are permitted in a designated growth area as designated by the Belgrade Comprehensive Plan ETC."

**Decision:** Richard Baker motioned to remove “all land use zoning districts that permit multi family dwellings and are in.....” to “affordable housing developments are permitted in a designated growth area.” Craig Alexander seconded the motion and the board voted in favor with 5 yes and none opposed.

**Discussion:** On page 14 it states “courts have ruled that appeals of Code Enforcement Officer decisions have to be done as if the C. E. O. has not conducted their own review. Must start from the beginning.” The attorney suggested removing “administrative appeals arise” and “the board will decide administrative appeals on a denotable basis” and change it to” the board will decide administrative appeals on a denotable basis where it is alleged that there is an error in any order requirement, decision made by, or failure to act by Code Enforcement Officer in the administration of this ordinance.”

**Decision:** Richard Baker motioned to approve the suggested language of the attorney. Nick Zaccaro seconded the motion and the board voted in favor with 5 yes and none opposed.

## **Adjournment**

Nick Zaccaro motioned to adjourn the meeting at 7:30 P.M. Craig Alexander seconded the motion, and the board voted in favor 5 yes and none opposed.

*Kelsey Libold*

Secretary

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Date of Approval