

Town of Belgrade Planning Board Meeting Minutes for March 15, 2017

Meeting was called to order at 7:03 p.m.

Review minutes from 02/15/2018. Minutes were approved as amended.

Present Board Members: Peter Rushton (Chair), George Seel, Peter Sargent, Roger Deroisir, Craig Alexander, Richard Baker, Gary Fuller (CEO)

OLD BUSINESS

1. Shoreland Zoning Discussion

The discussion started off with The Board going over the items that are left from the last meeting.

The wetlands were the first topic of discussion. Richard Baker brought in some Maine Department of Inland Fish and Wildlife maps that show the moderate and high value waterfowl and wading bird wetlands in Belgrade. Richard said we should look and see if we should change the rating of the wetlands in Belgrade. He stated that the ones that are rated high are probably high and should stay that way. Some of the ones that are currently rated as moderate may be reclassified to low upon field review based on his discussions with Keel Kemper, Regional Wildlife Biologist for IF&W. Mr. Kemper has offered to inspect and review the classifications of those wetlands currently classified as of moderate value. Rich suggested that we have Keele look at the wetlands and provide us with recommendations as to their proper classification. George asked when that would be able to happen and Rich replied spring time following ice out. Rich also suggested that the Board keep moderate and high value wetlands in resource protection. Craig made a motion to have the moderate wetland be re-evaluated and keep the high and moderate valued wetlands in resource protection. George seconded the motion and it was passed unanimously.

The next subject that the Board decided to discuss was whether all perennial streams should be covered by the ordinance as recommended by the Town Comprehensive Plan. Rich had brought a map for that as well, showing which lengths of streams are currently covered and which are not. He also pointed out that most activities within 75 ft. of perennial streams not falling under Shoreland Zoning are regulated by the Maine Natural Resources Protection Act and Maine DEP. The Board discussed the adequacy of a 75 ft. buffer for the added lengths of streams to protect

water quality and wildlife. Peter Sargent raised the questions that legal fees would increase and the Town would be having more issues on their hands. George stated that he was on the fence about adding all perennial streams without increasing the buffer width because he thought it would not accomplish much and would be redundant with DEP regulations. George made a motion to not expand coverage of perennial streams under the Shoreland Zoning ordinance. Craig seconded the motion and it was passed unanimously.

The Board then talked about the non-conforming structure reconstruction issue on page 16 and 17 of the current shoreland ordinance. There was some wording that conflicted with each other. George made a motion to replace it with DEP chapter 1000 language on the replacement of damaged non-conforming structures. Get rid of paragraphs 1, 2, 3 and replace it with 4. Roger seconded the motion and it was approved unanimously.

The Board discussed some of the last of the final things that they needed to go over on the shoreland ordinance. The three things are the illegal setback waiver provision in the Village, minimum lot size in the limited commercial district, and kettle hole bogs. Rich also talked about the updated shoreland map. Rich came into the Town Office to compare the old to the new and he said there are some things on it that do not need to be. He thinks as of right now it is a little bit more confusing to look at and there are some changes that he feels need to be done.

NEW BUISNESS