

Vinalhaven Planning Commission
In Person Meeting
March 30, 2023
4 pm

Present: Elin Elisofon, Wes Reed, Chuck Gadzik, Banner Moffatt, Planning Board Chr., Marjorie Stratton, Town Manger; Mat Eddy, Executive Director, Mid Coast Council of Governments (via Zoom).

Before the meeting officially began there was discussion about not allowing permits to be considered on properties where there are outstanding violations. More discussion to follow.

Mat noted there have been changes made by the state to the Shoreland Zoning Ordinance which we need to adopt. It was thought to do that after the ordinance revisions were fully completed, but as the Shoreland Ordinance effects many aspects of the Ordinance they will have to be considered together.

It was decided that a synopsis of the ordinance revisions would be prepared by the Commission for presentation at the public hearing and vote.

Mat prepared a list of sections with changes to be discussed in detail.

Q. Lodging Facilities:

Mat created 4 sections for lodging.

Lodging 1: Rooming/Guest Homes with the owner or their representative on the premises and rents no more than 1-6 rooms on a daily, weekly or monthly basis. The units do not have kitchens, may or may not have bathrooms, and no meals are provided.

Lodging 2: A Bed and Breakfast/Boarding House where the owner or their representative lives on the property and rents no more than 6 units on a daily, weekly or monthly basis. The units do not have kitchens, may or may not have bathrooms, where the provider supplies one or more meals a day.

Lodging 3: A house with between 1-4 units with separate kitchens and bathrooms, for each unit, where the owner may or may not reside on the property, and where the units are rented on a daily, weekly or monthly basis.

Lodging 4: A hotel or motel consisting of 6 units or more with bathrooms but no kitchens that is rented daily or weekly basis. The facility may have a restaurant, pool, exercise facilities, or function rooms. There is to be an on site management presence which may or may not live on the property.

Banner said this breakdown is very helpful.

A long discussion about which districts each of the lodging zones are appropriate for determined RM1 and RM2 would be suitable for Lodging 1 and 2. Lodging 3 and 4 would be restricted to RM1 and Residential/Commercial. *(Is this right?)*

Residential:

There is a new subdivision rule to lessen the confusion as to whether a property with 3 units must be reviewed as a subdivision. No review is needed as long as the property has a site plan review, which is the same as a planning board review where the layout of the land, the traffic, the neighbors concerns and land use issues are reviewed.

Density Bonus:

The density bonus is available in RM1 and the Village Overlay District where there is Town water and sewer available. There are more extensive water lines available than septic in the Village Overlay District.

Where there are existing structures not on public water and sewer the density may be twice that permitted in RM 1.

To assure the density bonus meets the definition of year round affordable requirements of 80-120% of median income under MRSA 30A Sect.4364 the developer/homeowner taking advantage of this opportunity must file a deed with the Registry of Deeds. The density bonus is 2.5. or two and one half times the permitted density.

For **existing** buildings there will be **no** lot size requirement where there is town water and sewer. The unit sizes will apply.

For **new** construction the structure may not cover more than 50% of the lot if on town water and sewer.

If the density bonus is used in an area without town water and sewer the lot size of the district remains in effect.

Shoreland Zone Review by DEP

Marjorie informed us the DEP will review a revised ordinance once it has been approved by the community. If it isn't reviewed by the DEP within 45 days the approval is automatic.

Meetings: We suggested meeting more than once a month to help move the ordinance revision process along. Mat is available every two weeks.

In the interim we decided to meet weekly and discuss zoning changes recommended by Mat so we are prepared when we next meet with him. The three areas to review are Cluster Zoning, Backlot and Contract Zoning.

The meeting ended at 6 pm.

The next meeting is April 13th and then with Mat April 27th, both at 4 pm.

Respectfully submitted,

Elin Elisofon, Sec.