

Newfield Planning Board Workshop **DRAFT minutes**

Wednesday October 21, 2020

@ 6:00 p.m.

Newfield Town Hall on 23 So. Effingham Rd

West Newfield, ME 04095

And on Zoom

The Planning Board will hold a workshop on the Shoreland Zoning Ordinances. The meeting will begin at 6:00 pm. The public is invited but as this is a workshop no public comment will be accepted.

Workshop at 6:02 pm to 6:55 pm

Attendance town Hall: Dan Phelan, Gloria Dyer

Attendance via Zoom: Ben Buzzell, Anthony Garrity, Norm Hutchins, C.E.O.

Community members: Emily Foss

Zoom Facilitator: Eric Sanderson Guest: Jeff Kalinich

Workshop to continue review of the requested Shoreland Ordinance update.

Jeff Kalinich from MDEP was present to answer questions regarding the Chapter 1000 guidelines suggested by MDEP to update local Shoreland Zoning Ordinances.

IWWH (Inland Waterfowl and Wading Bird Habitat) was discussed. Towns have the option to remove IWWH from resource protection as there is overlap in the shoreland zoning and NRPA(Natural Resource Protection Act). By making this change the town can choose to map some areas as limited residential that were previously zoned resource protection. A brief discussion was held to explore if the town should continue mapping these areas since they are not mandated anymore.

Mr. Kalinich explained the difference between the 30% rule and the new recommended foot print method. Norm and Jeff both thought that the footprint method is easier to administer. Mr. Kalinich said that generally the foot print model allowed more expansion than the 30% rule although height limits could be problematic for some homeowners.

If guidelines are adopted some of the benefits to the town were explained to be: clear guidance on hazard trees and revegetation; timber harvesting managed by the Dept. of Agriculture, forestry department; foot print method easier to apply; allows for retention walls for erosion control efforts; mandate for IWWH removed.

Norm reported that some flood zone areas have changed on the proposed Flood Plain maps (yet to be adopted) he also commented on the need to study the mapping more intensely in regards to limited

residential, flood plain and resource protection. He and Eric will work on this and report back at the next planning board meeting.

To do for next Shoreland Ordinance update planned for Weds. Dec. 2, 2020 :

Mr. Kalinich will forward some sample language regarding solar panels for consideration to add to the shoreland ordinance.

Eric and Norm will meet to review the mapping of limited residential and resource protection areas in town.

Try to locate the towns shoreland map prior to 2010

Eric will forward Chapter 1000 to board

Next update on progress from Eric (SMPDC) is Dec. 2,2020

gd 10-22-20