

## **SZ Amendment**

Steve Puleo explained the proposed amendments:

- Corrections to some definitions
- Additions to the land use table
- A requirement for Planning Board review, under Chapter 120 of the Land Use Ordinance, for some uses in a shoreland zone

## **Public Comment**

Jeanne Goode , Hackett Road – She thanked the Board for listening to abutters of the marina. She hadn't seen anything regarding DEP's multi-sector general permit requirements for marinas to file a Notice of Intent and implement a stormwater pollution prevention plan. It would do a lot of what the Board was looking for.

Veronica Schneider, Marston Road – She appreciated the Board for listening to their concerns. Her additional concerns: Could they receive clarification on the one parking space? She believed the space should be adjacent to the marina. Did the land for the parking need to be owned by the marina, or could it be leased or an easement? Was the environmental impact taken into consideration in the recommendations? Was the access via public or private land? Should there be a requirement to upgrade the road? As the owner of Marston Road, she was worried about that type of expansion causing excessive strain and overburdening the original easement provided to the association. She would like it if a requirement for a certain amount of distance for the parking lot could be made.

Dustin Roma, DM Roma Consulting Engineers – He spoke regarding the proximity of parking lots to marina uses. There were some reasons why you wouldn't want a large parking area adjacent to a marina use. Marinas and boat slips had a functionally water dependent need. Many such facilities had parking areas some distance away. Even though it was convenient to have parking close, he wouldn't want to see them preclude the ability to locate in areas more environmentally suitable with wooded areas between them and the water and to determine that on a case by case basis. He did think it was important to have whatever right-title-or interest in the parking be into perpetuity and tied to the marina so it would not be revoked.

There was no more public comment. Public comment was closed.

Kathleen Brown made a motion to recommend approval of the proposed amendments to specific sections of Chapter 185, Shoreland Zoning Districts, including modifications to sections 185-14 through 185-17; in addition, amendments to Chapter 120 Land Use, including changes to specific sections in 120-105 D, 120-805 A, 120-805 A 2 (e), and 120-812 C (2) (a).

Seconded by Shonn Moulton.

Kathleen Brown was willing to recommend the motion with comments.

The comment was for further consideration of parallel parking on access ways and private roads.

Seconded by Anne Daigle.

Vote: All in favor.