

Mt. Vernon Public Hearing on proposed changes to the Land Use Ordinance

April 24, 2024

Mt. Vernon Community Center 6:00 pm

Attendance: Heather Roberts, Quimby Robinson, Susan Herman, Fred Webber, Ron Larue, Michele Pino, Bob Grenier

Guest: Hilary Gove – Maine Department of Economic & Community Development

Chair Roberts opened the hearing at 6 pm.

1. Definition of Abutters and Notification of Abutters

Heather reviewed the language in the proposal. A few questions were answered by Heather. No suggested changes.

2. Scope of Review of Appeals Board

Heather reviewed the proposal. No suggested changes.

3. DEP, Town Attorney and CEO recommendations

Heather reviewed the recommendations based on DEP, town attorney and CEO input. No suggested changes.

4. Amendments relating to the new state law relating to affordable housing, density and accessory dwelling units (known as L.D. 2003)

Proposed Amendment to Mount Vernon Land Use Ordinance Regarding Accessory Dwelling Units

Susan Herman presented the changes based on LD 2003. One question about how this would affect shoreland areas which Susan explained. No other comments.

Proposed Amendment to Mount Vernon Land Use Ordinance Related to Affordable Housing Density – Section 4 of LD 2003

Susan Herman presented the proposal based on LD 2003. Susan reviewed the impacts on the various zones in town, including shoreland. No comments.

The remaining section of LD 2003 is still a work in progress. We hope to finalize a proposal and present it at another public hearing in about 3 weeks and ultimately at town meeting in June.

According to Hillary Gove, if a town fails to adopt ordinances based on LD 2003, the State law would prevail over our local ordinances.

With no further comments or questions, Heather closed the public hearing at 6:45 pm.

Respectfully submitted,

Michele Pino