

DEP 2023 Recommendations:

Section 3 - Definitions

Expansion of a Structure: An increase in the footprint [or height](#) of a structure, including all extensions such as, but not limited to attached: decks, garages, porches and greenhouses.

Section 5(C)(1)

1. MINIMUM LOT STANDARDS - SHORELAND AND VILLAGE DISTRICT

	Minimum Lot Area	Minimum Shore Frontage ** (Feet)
Residential per dwelling unit	2 acres	200
Governmental, Institutional Commercial per principal Structure	2* acres	200 300
Public and Private recreational facility	40,000 sq ft	200

Section 5(C)(21)

21. [REVEGETATION](#) REQUIREMENTS

When [revegetation](#) is required in response to violations of the vegetation standards set forth in Section 5(C)(18) to address the removal of non- native invasive species of vegetation, or as a mechanism to allow for development that may otherwise not be permissible due to the vegetation standards, including removal of vegetation in conjunction with a shoreline stabilization project, the revelation must comply with the following requirements.

a)

The property owner must submit a [revegetation](#) plan, prepared with and signed by a qualified professional, that describes [revegetation](#) activities and maintenance. The plan must include a scaled site plan, depicting where vegetation was, or is to be removed, where existing vegetation is to remain, and where vegetation is to be planted, including a list of all vegetation to be planted.

b)

[Revegetation](#) must occur along the same segment of shoreline and in the same area where vegetation was removed and at a density comparable to the pre-existing vegetation, except where a shoreline stabilization activity does not allow [revegetation](#) to occur in the same area and at a density comparable to the pre-existing vegetation, in which case [revegetation](#) must occur along the same segment of shoreline and as close as possible to the area where vegetation was removed:

c)

If part of a permitted activity, revegetation shall occur before the expiration of the permit. If the activity or revegetation is not completed before the expiration of the permit, a new revegetation plan shall be submitted with any renewal or new permit application.

Town Attorney Recommendation:

Section 5(C)(5)(d)

5. INDIVIDUAL PRIVATE CAMPSITES

d)

Only one recreational vehicle shall be allowed on a campsite. Recreational vehicles shall not be located on any type of permanent foundation except for a gravel pad, and no structure(s) except canopies shall be attached to the recreational vehicle.

CEO Recommendations:

Updates to Table 4-2

LAND USE		DISTRICT					
		LC	SP	RP	LR	RD	VD
4	Timber Harvesting						
	A. Commercial (more than 50 cords/yr.)	PB/ CEO *	PB/ CEO *	PB/CEO 1 *	PB/ CEO *	PB/ CEO *	No
	B. Non-commercial (less than 50 cords/yr.)	Yes *	Yes * 2	CEO Yes 1*	Yes *	Yes *	Yes *
15	Principal structures and uses						
	A. One & two family residential	BI	PB 4	No	CEO BI	BI	CEO BI
	B. Multi-unit residential	PB 13	No	No	PB	PB 12 13	No
21	Piers, docks, wharfs, bridges and other structures						
	A. Temporary	CEO 18	CEO 18	CEO 18	CEO 18	CEO 18	CEO 18
48	Recreational Business	PB No	No	No	No	YesPB 16	No

Correct Note 2:

“Requires permit from Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed”

Add Note 18 (LD 2003 proposes Note 17)

“PB review may be required, see additional requirements in Section 5(C)(3)(e)”

Section 6(B)

This section shall apply to all development proposals..... or service organizations, [non-profit organizations or activities](#), municipal.....

Section 6(B)(4)(a)

New commercial, industrial, office, multiple dwelling residential, [non-profit organizations or activities](#), municipal, or community or service.....

Section 6(B)(4)(b)

Changes in use of existing structures to commercial, industrial, office, multiple dwelling residential, [non-profit organizations or activities](#), municipal, institutional.....

Update Minimum Lot Size Table in Section 6(E)(1) page 6-19

Office/Commercial/Industrial/Municipal/Institutional/Utility/[Non-profit organizations or activities](#)