

STAFF REPORT

May 10, 2021

Topic: Amend city code Chapter 235 Zoning, to update sections 13, 17 and 19, making amendments related to various aspects of wetland and wetland buffer regulations.

Discussion: The Conservation Commission has been reviewing the sections of the Zoning Ordinance related to wetlands and associated buffers. Over the past several months many amendments to sections 13, 17 and 19 have been proposed. In section 13 some definitions were added or clarified to reflect regulations later outlined in the Ordinance. In sections 17 and 19, some instances the Ordinance has been strengthened, in some cases made less stringent, in some cases simply clarified, and in some cases amended to agree with state regulations.

The Conservation Commission voted their approval of the changes and referred the amendments to the Planning Board, which after discussion and consideration held a Public Hearing. The Planning Board voted unanimously to recommend the changes for approval by the City Council.

Fiscal Impact: There is no fiscal impact to the city.

Staff Recommendation: The Planning Board recommends the amendments.

This report submitted by: Dean Trefethen, Planning and Code Enforcement Director.

Proposed motions:

"I move to waive reading of these Ordinances in their entirety and to read by titles only."

"I move a first reading of Ordinances 2021-235-13, 17 and 19, amending the adopted versions."

"I move to schedule a Public Hearing on May 24, 2021 during the regular City Council meeting to gather public input prior to adoption."