

Code Enforcement

From: Jason Hodde
Sent: Tuesday, October 7, 2025 10:04 AM
To: Code Enforcement
Subject: LUO Workshop 1 Comments

Jason,

At the first workshop, I would like to get the board's thoughts on the revised order that I've laid out below.

In addition to that, we are aiming to review Article 1-5 and 11-12.

Here are some of my thoughts that the Board can look over ahead of time. I know everyone is busy, so maybe these items will help us focus a bit better and save some time.

Article 1

1. These are mainly formatting issues.
2. Of note, I updated all the references to Maine Statutes for consistent format in the document. I think a second person should just verify that are accurate.
3. 1.H.2 will need to be updated with new dates.

Article 2

1. There are several definitions (highlighted) that are only used in the document in reference to other definitions. We need to decide if these should be kept or not.
2. Some definitions are not used in the document at all. I think these can be removed.
3. When referring to street designations (like "arterial"), I propose we use the convention "street, arterial" (for example) and put all the street terms together.
4. Zone AE and Zone A should be added as definitions. Off-hand, I think these are the only missing terms that caused me to question their absence.

Article 3

1. We should probably talk about adding a pointer to the review procedure for setback determinations.

Article 4

1. The discussion I'd like to have on Article 4 is for the Board to consider if all of this text is needed here, or if some of it can be combined with similar sections in Site Plan Review. An example is that "Farm Stand" is in both Articles, but it always needs a SPR. Does it need to be in Article 4 since use-specific requirements are listed in Article 10?

Article 5

1. The big change here is that I added a new column to Table 5.1 to let the reader know if use-specific performance standards exist. There are some items in Article 10 that are not in the table, so I'd like to try to harmonize the entries.

Article 11

1. The procedure for setback determinations is here, but should it be elsewhere?
2. I think the other thing to discuss is whether all the PB review procedures can be harmonized into one article. This would save a lot of text and streamline the process. I understand that maybe the uniqueness of Shoreland and Wetland review require additional steps, but these might be able to be described as part of a harmonized review procedure.

Article 12

^ No comments.

Please let me know if these are OK or if you need clarification before distributing to the Board.

Jay

From: Jason Hodde <Jhodde@bowdoinham.com>
Sent: Friday, September 5, 2025 10:18 AM
To: Code Enforcement <ceo@bowdoinham.com>
Subject: LUO - Jay's Comments/suggestions for Board review

Jason,

Here's the LUO work that I've done so far.

The revised order that we had discussed is:

- Article 1: General
- 2: Land Use District Requirements
- 3: Admin, Enforcement, Penalties
- 4: Site Plan Review
- 5: Performance standards
- 6: Shoreland Overlay Districts
- 7: Shoreland Zoning
- 8: Subdivision
- 9: Flood Plain Management
- 10: Non-conformance
- 11: Appeals
- 12: Definitions

Please let me know if you need any clarifications on my notes.

Jay

