

TOWN OF DAMARISCOTTA

PLANNING BOARD MEETING AGENDA

When: Thursday, July 11, 2022 - 6:00 PM

Where: Town Office

Note - Also available by Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/7900549589>

Meeting ID: 790 054 9589

Passcode: Dama22

Pledge of Allegiance

REGULAR MONTHLY MEETING for July 11, 2022

MINUTES June 9, 2022 Meeting
 June 16, 2022 Site Visit

A. OLD BUSINESS – None

1. Great Salt Bay School, 559 Main Street – Construction of a 936 sf Greenhouse, Installation of a 453 sf Yurt and Installation of a Temporary Classroom

B. NEW BUSINESS

1. 115 Cottage Point Road – Reapproval of a Shoreland Zoning Permit
2. Clayton Giggey – Request to Amend Description of the C2 District

C. OTHER

1. Questions from the public
2. Housekeeping
3. Planner's Reports

D. ADJOURN

Damariscotta Planning Board

Site Visit

Great Salt Bay School

June 16, 2022

5:30 PM

Members Present: Wilder Hunt, Neil Genthner, Jonathan Eaton, Ann Jackson

Staff Present: Bob Faunce

Applicant: Mark Hagar

The applicant walked the location of the greenhouse and the yurt. There was no evidence of erosion or ponding of stormwater. The members present had no concerns about either building. Mr. Hagar mentioned that the school planned to install a 28' x 68' portable classroom in a marked off portion of the paved parking lot. He pointed out the setback to Main Street and abutting property. The building will have water and sewer connections and fire suppression. Staff asked that Fire Chief Roberts review the location for emergency vehicle access. There were no other concerns. Site visit concluded at 6:00 PM

Memorandum

To: Damariscotta Planning Board

Fm: Bob Faunce

Dt: June 27, 2022

RE: **Great Salt Bay School Yurt, Greenhouse and Portable Classroom**

Great Salt Bay School has submitted an after-the-fact SPR application for a yurt and a greenhouse on school property off Route 1B. The school properly applied for and received building permits for both buildings but did not submit the project for review and approval by the PB.

The Planning Board conducted a site visit on June 16. No signs of erosion were noted around the greenhouse and the yurt. There were no other issues noted.

During the course of the site visit GSB representative Mark Hagar said that the school ordered and planned to install a portable classroom building. The building will be 28' X 68' with two classrooms and one bathroom. The building will have a sprinkler system with town water and sewer. It will be located 484' from the front property line and 110' from the side property line. The modular unit will be set up in a paved parking area so no additional impervious surface will be necessary. The members inspected the site and found it suitable for the intended use. Mr. Hagar said that John Roberts, the Fire Chief, has reviewed the site and will submit a letter for the July 11 PB meeting.

The applicant previously submitted a SPR application. Given the minor nature of the improvements I recommend finding the application complete and providing final approval. See the attached SPR and Conditional Use Findings.

Application Fee \$30 + Site Review Fee \$50 minimum or \$0.02 per sf
 Conditional Use Fee \$100
 Advertising Fee \$45 if Public Hearing

For Office Use Only:
 Submission Date _____
 Fee Amount: _____

Town of Damariscotta Site Plan Review *Application* Form

Project Name: Great Salt Bay School Greenhouse, Yurt and Portable Classroom

1. Applicant

GSB School

2. Applicant's Address

559 Main Street

3. Applicant's Tel/Email

563-3091

4. Property Owner

GSB School

5. Owner's Address

559 Main Street

6. Owner's Tel # and Email

563-3091

7. Engineer/Consultant/Architect

N/A

8. E/C/A Address

9. E/C/A Tel/Email

10. Location/Address of Property

559 Main Street

11. Tax Map/Lot

3/14

12. Zoning District

C2

<input checked="" type="checkbox"/>	<i>If submitted. If you believe a submission is not applicable or you want to request a waiver, so indicate by NA or W and explain in the spaces provided at the end of the form.</i>	
x	E.1	Signed SPR Application
x	E.2	Evidence of Right, Title or Interest
G. Earth	E.3	Site Plan at a scale of not more than 50'=1" with two 24'x36" for presentation purposes showing all of the following information:
W	E.3 a	Names & addresses of all abutters on plan and on a separate listing
x	E.3.b	Sketch map showing General location of site within the town
Located on developed site	E.3.c	Boundaries of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time.
	E.3.d	The bearings and distances of all property lines and the source of this information. The Board may waive the requirement of a formal boundary survey when sufficient information is available to clearly establish, on the ground, all property boundaries
X	E.3.e	Classification(s) of the property and the location of zoning district boundaries as applicable.

N/A	E.3.f	Soil types and location of soil boundaries suitable for waste water disposal as certified by a registered engineer or soil scientist.
X	E.3.g	The location of all building setbacks and buffers required by this or other ordinances of the Town of Damariscotta.
N/A	E.3.h	The location, size, and character of all signs and exterior lighting.
X	E.3.i	The location of all existing and proposed buildings (including size and height), driveways, sidewalks, parking spaces and associated structures, snow storage areas, loading areas, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements, and landscaping.
W	E.3.j	The location of all buildings within 50 feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.
W	E.3.k	The location of all buildings within 50 feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.
W	E.4	A Stormwater Management Plan including Low Impact Development (LID) measures in conformance with the provisions of §102.6.L. See definition of LID in §102.4
W	E.5	An erosion and sediment control plan in conformance with the provisions of §102.6.M
W	E.6	Building plans showing, at a minimum, floor plans and all elevations clearly indicating the type, color, and texture of all exterior surfacing materials of all proposed principal buildings and structures and all accessory buildings and structures.
N/A	E.7	Copies of any proposed or existing easements, covenants, deed restrictions, etc.
N/A	E.8	A list of all applicable State & Federal permits
W	E.9	Identification of districts, sites, buildings, structures or objects, significant in American history, architecture, archaeology, engineering or culture, that are listed, or eligible for listing, in the National Register of Historic Places (see 16 U.S.C. 470w(5); 36 CFR 60 and 800).
W	E.10	Demonstration of financial and technical capacity to complete the project, as proposed, in accordance with this ordinance and the approved plan.
None	E.11	Location of any floodplains on the project parcel as well as any wetlands and streams as identified by a wetlands scientist or other certified wetlands professional.
N/A	E.12	Soils test pit log demonstrating suitable soils for subsurface sewage disposal unless connection to a public sanitary sewer is proposed, in which case a letter from the Great Salt Bay Sanitary District attesting to its ability to accept sanitary wastes from the proposed development.
N/A	E.13	A phosphorus impact report if the project is within the watershed of a great pond.
No increase	E.14	An estimate of the amount of domestic water required for the project; if connection to the public water system is proposed, a letter from the Great Salt Bay Water District attesting to its ability to provide sufficient water to the project; if water is to be supplied by wells, the results of a hydrological study if required by the Planning Board.
N/A	E.15	Plan for supplying water for fire protection.
N/A	E.16	Letters from appropriate state authorities attesting to the project's impact, if any on historic, archaeological and rare or endangered plant or animal species on or in the vicinity of the project parcel.
No change	E.17	Demonstration that access to the site will be safe and will meet or exceed minimum required sight distance.
N/A	E.18	Demonstration that the project will comply with applicable noise and air quality standards.
N/A	E.19	A scenic assessment and landscaping plan for the site consistent with the recommendations of the Damariscotta Comprehensive Plan that includes drawings and/or photo simulations including elevations of proposed buildings, topography and landscaping as well as sidewalks (if applicable), illustrating the view from each public roadway adjacent to the proposed development.

Note: The applicant shall submit a plan that fully satisfies the §102.6 Performance Standards and, if applicable, the §102.7 Large Scale Development Performance Standards. The applicant may also submit an accompanying separate plan that sets out any proposed waivers from §102.6 and §102.7 Performance Standards accompanied by a written statement(s) explaining why the applicant believes the waivers would still accomplish the purpose of the performance standard so proposed to be altered.

Explain any requested waivers or submission requirements you believe are not applicable.

W - already fully developed site with no impact on stormwater, erosion. Property owner by school

Check if Required

Planning Board Review/Approval (e.g. Subdivision)

Board of Appeals Review/Approval

Flood Hazard Development Permit

Exterior Plumbing Permit (Approved HHE-200 Application Form)

Interior Plumbing Permit

DEP Permit (Site Location, NRPA)

Army Corps of Engineers (Sec. 404 of Clean Water Act)

_____ MaineDOT Entrance or Traffic Permit

Others:

_____ Fire Department

Note: Applicant is Advised to Consult with the Code Enforcement Officer and Appropriate State and Federal Agencies to Determine Whether Additional Permits, Approvals and/or Reviews are Required

I Certify That All Information Given in this Application is Accurate. All Proposed Uses Shall be in Conformance with this Application and the Applicable Town of Damariscotta Zoning Ordinances. I Agree to Future Inspections by the Code Enforcement Officer at Reasonable Hours.

Applicant's Signature

Date

Agent's Signature (if applicable)

Date

Project Name:		GSB School Greenhouse, Yurt, Portable Classroom
Date:		
Site Plan Review Performance Standards		<i>Findings</i>
A.	Preserve and Enhance the Landscape	<i>No impact</i>
B.	Relationship to Environment and Neighboring Buildings	<i>No impact</i>
C.	Air Quality	<i>No impact</i>
D.	Lighting and Glare	<i>No impact</i>
E.	Noise	<i>No impact</i>
F.	Adequacy of Public Road System	<i>No impact</i>
G.	Access into the Site	<i>No change</i>
H.	Parking and Circulation	<i>Sufficient width of access road around portable classroom site</i>
I.	Pedestrian Circulation	<i>No impact</i>
J.	Existing Public Utilities and Services	<i>No impact</i>
K.	Water Quality	<i>No impact</i>
L.	Stormwater Management	<i>No impact</i>
M.	Erosion and Sedimentation Control	<i>No impact</i>
N.	Water Supply	<i>No impact</i>
O.	Natural Beauty	<i>Already developed site</i>
P.	Historic and Archaeological Resources	<i>None known</i>
Q.	Filling and Excavation	<i>N/A</i>
R.	Sewage Disposal	<i>N/A</i>
S.	Phosphorus Control	<i>N/A</i>

T.	Buffer Areas	<i>No impact</i>
U.	Signs	<i>N/A</i>
V.	Building Appearance	<i>Already developed school property</i>
Large Scale Development Performance Standards		<i>Findings</i>
A.	Building Appearance	
B.	Outdoor Sales	
C.	Parking	
D.	Bicycle and Pedestrian Facilities	
E.	Landscaping	
F.	Screening	
G.	Building Reuse	
Additional Standards for Buildings > 20,000 sf		<i>Findings</i>
H-1.	Visibility from roads	
H-2.	Outbuildings	
H-3.	Community Impact Statement	

Conditional Use Criteria

Effect not adverse: That the use requested will not have an adverse effect on the health, safety, or general welfare of the residents of the area or the general public. In making this determination, the Planning Board shall take into consideration the potential effect of the use on the environment from:

Project Name	GSB School Greenhouse, Yurt, Portable Classroom
Air Pollution	No impact
Water Pollution	No impact
Soil Pollution	No impact
Noise	No impact
Traffic	No impact
Congestion	No impact
Soil Erosion	No impact
Sewage Disposal	No impact
Water Supply	No impact
Municipal Facilities	No impact
Municipal Services	No impact
Public Ways	No impact

Damariscotta Planning Board

Site Visit

Great Salt Bay School

June 16, 2022

5:30 PM

Members Present: Wilder Hunt, Neil Genthner, Jonathan Eaton, Ann Jackson

Staff Present: Bob Faunce

Applicant: Mark Hagar

The applicant walked the location of the greenhouse and the yurt. There was no evidence of erosion or ponding of stormwater. The members present had no concerns about either building. Mr. Hagar mentioned that the school planned to install a 28' x 68' portable classroom in a marked off portion of the paved parking lot. He pointed out the setback to Main Street and abutting property. The building will have water and sewer connections and fire suppression. Staff asked that Fire Chief Roberts review the location for emergency vehicle access. There were no other concerns. Site visit concluded at 6:00 PM

Memorandum

To: Damariscotta Planning Board
Fm: Bob Faunce
Date: June 29, 2022
Re: 115 Cottage Point Road – Reapproval of Residential Addition in the Shoreland Zone

The Planning Board approved an application by Heidi Rosenwald to construct a residential addition at 115 Cottage Point Road on September November 14, 2020. She intended to have the addition constructed the following year but early in 2021 when she was in London, travel between England and the US was suspended due to Covid and she could not return to the States to oversee construction. She has assured me that she will begin construction this year if the Planning Board agrees to re-approve her project. No changes have been made to the approved plans. She is currently out of the country and cannot attend the upcoming meeting. Attached are the original application, Planning Board memo and her approval email.

Via Email

Heidi – at its meeting on September 14, 2020 the Planning Board approved your application to construct an addition to your residence at 115 Cottage Point with the following conditions: occupancy of the addition is prohibited until a new septic system designed for 5 bedrooms with the design approved by the Code Enforcement Officer is completed and all dirt work must be completed by an erosion control certified contractor. Best regards, Bob Faunce

Memorandum

To: Damariscotta Planning Board
Fm: Bob Faunce
Date: August 31, 2020
Re: 115 Cottage Point Road – Residential Addition in the Shoreland Zone

Heidi Rosenwald previously submitted an application to construct a residential addition at 115 Cottage Point Road in the Shoreland zone. I previously forwarded to you her application, site plan and building plans for the addition. Attached are the minutes of the site visit.

The property is non-conforming due to lot size and setback. The maximum lot coverage of 20% and the maximum 30% increase in floor area will not be exceeded with proposed construction. The only issue that has not yet been addressed is the condition and sufficiency of the septic system. I recommend that based on the following findings the board approve the project and include a condition of approval that a building permit not be issued until the CEO is satisfied that the septic system can accommodate the number of bedrooms on the property or he has approved plans for improving or replacing the septic system.

- (1) Will maintain safe and healthful conditions; *addition is on the road side of the property*
- (2) Will not result in water pollution, erosion, or sedimentation to surface waters; *no direct runoff into the river*
- (3) Will adequately provide for the disposal of all wastewater; *satisfied with the following condition of approval: a building permit not be issued until the CEO is satisfied that the septic system can accommodate the number of bedrooms on the property or he has approved plans for improving or replacing the septic system*
- (4) Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat; *no impact*
- (5) Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters; *addition not visible from the river*
- (6) Will protect archaeological and historic resources as designated in the comprehensive plan; *no impact*
- (7) Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district; *no impact*

(8) Will avoid problems associated with floodplain development and use; *not in floodplain*

(9) Is in conformance with the provisions of Section 15, Land Use Standards. Yes

Damariscotta Planning Board

Site Visit

115 Cottage Point Road

August 4, 2020

Members Present: Wilder Hunt, Neil Genthner, Jonathan Eaton, Ann Jackson, Jenny Begin

Staff Present: Bob Faunce, Stan Waltz

Applicant: Heidi Rosenwald

The applicant reviewed her plans for the addition including the area to be cleared. At least one mature hardwood will be removed. The addition will be sited on the road side of the residence and will not exceed the maximum 30% increase allowed for residences that are non-conforming due to shoreline setback. The existing septic system includes a raised bed of unknown age and capacity. The applicant will need to have the septic system inspected to determine its condition and its sufficiency to accommodate the total number of bedrooms on the property.

Memorandum

To: Damariscotta Planning Board
Fm: Bob Faunce
Date: August 31, 2020
Re: 115 Cottage Point Road – Residential Addition in the Shoreland Zone

Heidi Rosenwald previously submitted an application to construct a residential addition at 115 Cottage Point Road in the Shoreland zone. I previously forwarded to you her application, site plan and building plans for the addition. Attached are the minutes of the site visit.

The property is non-conforming due to lot size and setback. The maximum lot coverage of 20% and the maximum 30% increase in floor area will not be exceeded with proposed construction. The only issue that has not yet been addressed is the condition and sufficiency of the septic system. I recommend that based on the following findings the board approve the project and include a condition of approval that a building permit not be issued until the CEO is satisfied that the septic system can accommodate the number of bedrooms on the property or he has approved plans for improving or replacing the septic system.

- (1) Will maintain safe and healthful conditions; *addition is on the road side of the property*
- (2) Will not result in water pollution, erosion, or sedimentation to surface waters; *no direct runoff into the river*
- (3) Will adequately provide for the disposal of all wastewater; *satisfied with the following condition of approval: a building permit not be issued until the CEO is satisfied that the septic system can accommodate the number of bedrooms on the property or he has approved plans for improving or replacing the septic system*
- (4) Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat; *no impact*
- (5) Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters; *addition not visible from the river*
- (6) Will protect archaeological and historic resources as designated in the comprehensive plan; *no impact*
- (7) Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district; *no impact*

(8) Will avoid problems associated with floodplain development and use; *not in floodplain*

(9) Is in conformance with the provisions of Section 15, Land Use Standards. Yes

Damariscotta Planning Board

Site Visit

115 Cottage Point Road

August 4, 2020

Members Present: Wilder Hunt, Neil Genthner, Jonathan Eaton, Ann Jackson, Jenny Begin

Staff Present: Bob Faunce, Stan Waltz

Applicant: Heidi Rosenwald

The applicant reviewed her plans for the addition including the area to be cleared. At least one mature hardwood will be removed. The addition will be sited on the road side of the residence and will not exceed the maximum 30% increase allowed for residences that are non-conforming due to shoreline setback. The existing septic system includes a raised bed of unknown age and capacity. The applicant will need to have the septic system inspected to determine its condition and its sufficiency to accommodate the total number of bedrooms on the property.

For Office Use Only:
Permit # _____
Issue Date: _____
Fee Amount: _____

Town of Damariscotta Shoreland Zoning Application Form

General Information

1. Applicant HEIDI ROSENWALD	2. Applicant's Address 115 COTTAGE POINT ROAD DAMARISCOTTA, ME 04543	3. Applicant's Tel # and Email 207-563-6855 HEIDI_ROSENWALD @YAHOO.CO.UK
4. Property Owner NADER TAVASSOLI	5. Owner's Address 115 COTTAGE POINT ROAD DAMARISCOTTA, ME 04543	6. Owner's Tel # and Email 207-563-6855 NTAVASSOLI@LONDON.EDU
7. Contractor CORNERSTONE CONTRACTORS RICH BURNS	8. Contractor's Address Nobleboro, ME 04555	9. Contractor's Tel # and Email rich@ cornerstonecarpentrymaine.com Tel: 207-467-0728
10. Location/Address of Property 115 COTTAGE POINT ROAD DAMARISCOTTA, ME 04543	11. Tax Map/Lot & Date Lot Created Map 012 / Lot 019 April 1 2018	12. Zoning District RESIDENTIAL SHORELAND

13. Description of Property Including a Description of all Proposed Construction, (e.g. Land Clearing, Road Building, Septic System, & Wells - Please Note that a Site Sketch is Required on Page 3).

This application is to request permission for the construction of a 16' x 24' extension to the existing main house located at 115 Cottage Point Road. The property site itself consists of the wood shingle sided saltbox house, a shed and a 1.5 storey garage structure. The proposed works relate only to the main house and do not effect the two other structures.

The main house consists of an open plan living/dining/kitchen area on the ground floor and three bedrooms on the first floor. The extension adds a study (occasional bedroom) and guest shower room on the ground floor level and a bathroom on the first floor to replace the existing bathroom, which is to be removed due to faulty plumbing and insufficient ventilation. The new extension will be constructed so as to avoid the existing electrical main line feed into the property. The new plumbing (waste drainage) will tie into the existing septic system (see the site plan for location) and new water pipes will run off of the existing hot and cold water lines (the existing well location is indicated in the site plan).

Two trees at the southwest corner of the building will require felling; all other trees are to be maintained.

14. Proposed Use of Project

Residential /
Family use: Study (occasional bedroom) and
guest shower room

15. Estimated Cost of Construction

\$150,000

Shoreland and Property Information

16. Lot Area (sq. ft.)

27,910 sq ft.

17. Frontage on Road (ft.)

406 linear ft

18. Sq. Ft. of Lot to be covered
by Non-Vegetated Surfaces

3,800 sq ft.

19. Elevation Above 100-year
Flood

12'

20. Frontage on Water Body
(ft.)

178'

21. Height of Proposed
Structure

21'-5"
(to match existing height)

22. Existing Use of Property

Residential /
Single Family use

23. Proposed Use of Property

No change
Residential /
Single Family use

Note: Question 24 Applies Only to Expansions of Portion of Existing Structures which are Less than the Required Setback

24.A Total Floor Area of Portion of Structure
which is Less than the Required Setback as of
1/1/1989 _____ S.F.

24.B Floor Area of Expansions of Portion of
Structure which is Less than the Required Setback
from 1/1/1989 to Present
_____ S.F.

24.C Floor Area of Proposed Expansion of Portion
of Structure which is Less than the Required
Setback _____ S. F.

24.D Percentage (%) Increase of Floor Area of
Actual and Proposed Expansions of Portion of
Structure which are Less than the Required
Setback since 1/1/1989
_____ S.F.

(% Increase = (B+C)/A x 100)

_____ %

Site Plan

Please Include: Lot Lines; Area to be Cleared of Trees and Other Vegetation; the Exact Position of Proposed Structures, Including Decks, Porches and Outbuildings with Accurate Setback Distances from the Shoreline; Side and Rear Property Lines; the Location of Proposed Wells, Septic Systems and Driveways; and Areas and Amounts to be Filled or Graded. If the Proposal is for Expansion of an Existing Structure, Please Distinguish between the Existing Structure and the Proposed Expansion. **Note: For All Projects Involving Filling, Grading or other Soil Disturbance You Must Provide a Soil Erosion Control Plan Describing the Measures to be Taken to Stabilize Disturbed Areas Before, During and After Construction (see Shoreland Zoning Ordinance Guidelines).**

Scale _____ = _____ ft.

SEE ATTACHED

Front or Rear Elevation

SEE ATTACHED

Note : Draw a Simple Sketch Showing Both the Existing and Proposed Structures with Dimensions. Please attach any Photos (with Labels) to back of Application

Side Elevation

SEE ATTACHED

Note: Draw a Simple Sketch Showing Both the Existing and Proposed Structures With Dimensions. Please Attach any Photos (with Labels) to Back of Application.

Additional Permits, Approvals and/or Reviews Required

Check if Required

_____ Planning Board Review/Approval (e.g. Subdivision, Site Plan Review)

_____ Board of Appeals Review/Approval

_____ Flood Hazard Development Permit

_____ Exterior Plumbing Permit (Approved HHE-200 Application Form)

_____ Interior Plumbing Permit

_____ DEP Permit (Site Location, NRPA)

_____ Army Corps of Engineers (Sec. 404 of Clean Water Act)

Others:

Note: Applicant is Advised to Consult with the Code Enforcement Officer and Appropriate State and Federal Agencies to Determine Whether Additional Permits, Approvals and/or Reviews are Required

I Certify That All Information Given in this Application is Accurate. All Proposed Uses Shall be in Conformance with this Application and the Town of Damariscotta Shoreland Zoning Ordinance. I Agree to Future Inspections by the Code Enforcement Officer at Reasonable Hours.



21 July 2020

Applicant's Signature

Date

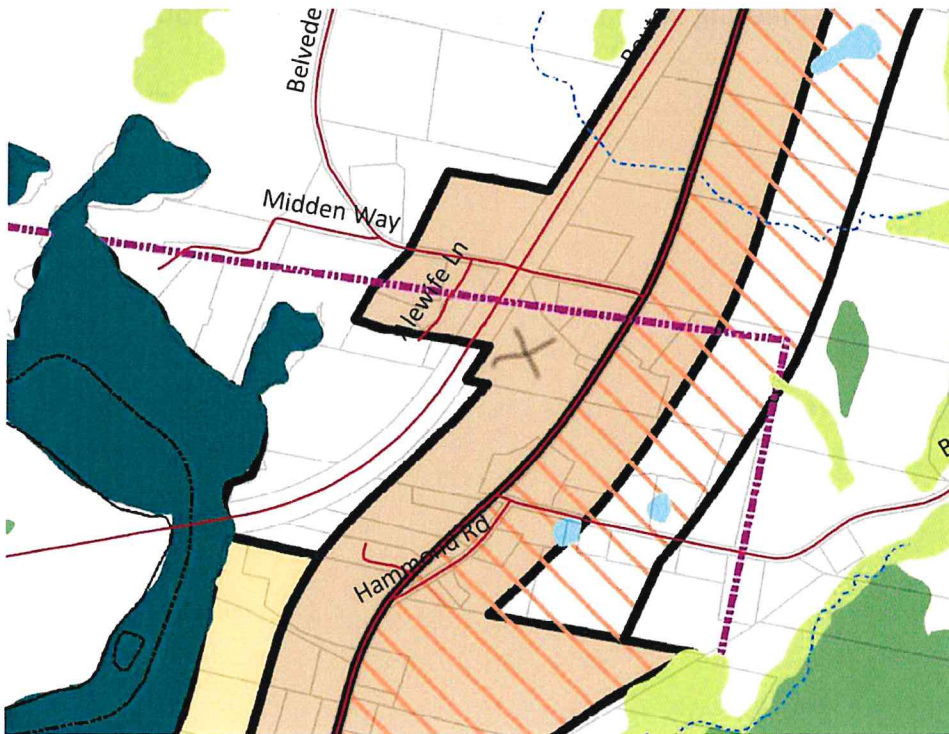
Agent's Signature (if applicable)

Date

Memorandum

To: Damariscotta Planning Board
Fm: Bob Faunce
Dt: June 28, 2022
RE: Clayton Giggey – C2 Map Amendment

Clayton Giggey owns Map 3 Lot 032, which is made up of two deeded parcels. As a requirement of his home equity line of credit, the tax map needs to match the deeds. The assessor did this so now Map 3 lot 032 includes his residence and a few acres abutting Business Route 1 and Map 3 Lot 32-001 includes the rest of the property abutting Route One Bypass. The tax bills reflect this change. The Zoning Map and Tax Map, however, do not show the two individual lots, as illustrated on the following portion of the Zoning Map with the lot identified with an "X".



Also, the written description of the C2 District does not include lot 32-001 so it

needs to be updated. Mr. Giggey is requesting that description of the C2 District be updated to reflect the lot spilt as follows:

Beginning at the intersection of Business Route 1 and Main Street; thence northerly along the boundary of the C1 District to the northeast corner of lot 83, Map 6; thence along the western and southern and eastern boundary of General Residential district (west of Business Route 1 to Lot 17, Map 3; thence continuing 500 feet west of Business Route 1 to the intersection with the southerly boundary of Lot 32, Map 3; thence westerly along the southern boundary of Lot 32, Map 3; thence westerly along the southern boundary of Lot 032-001, Map 3; thence northerly along the western boundary of Lot 32-001, Map 3 to a point 500 feet south of the centerline of Belvedere Road;.....

The purpose of the change would be to ensure that Map 3 Lot 32-001, which was part of Map 3 Lot 32, be kept in the Commercial 2 District. Mr. Giggey also requests that the Zoning Map and Tax Map 3 be updated to include Map 3 Lot 32-001. This request will be forwarded to the town's mapping consultant.

It's unclear to me if this change to the written description of the Commercial 2 District requires a town meeting vote. Perhaps the town attorney should be consulted.