Town Council Budget Hearing

LAND USE DEPARTMENT FISCAL YEAR 2023-2024

What Is The Land Use Department?

- Land use is made up of five inter related departments:
 - Building Services Department
 - ▶ Planning and Zoning Office
 - Planning and Zoning Commission
 - Conservation Commission/Inland Wetlands Agency
 - Zoning Board of Appeals
 - Historic District Commission

What Is The Land Use Department?

- Five full time employees
- One shared employee
 - Asst Building Official shared with Thomaston
- Two interns (have recently moved on)

Department Highlights: Online Permits

- Building Services e-permit system is now online receive 60% of applications through the web portal easing the burden of in person applications;
- Building staff utilize mobile devices (Ipads) to process applications and inspections in real time in the field;
- Zoning applications and permits issued through epermit system;
- Next goal is online acceptance of zoning applications to create seamless online processing of zoning and building permits;
- After that, online processing of applications for Planning and Zoning Commission, Conservation/Inland Wetland Agency, Zoning Boards of Appeals, Historic District Commission.

Department Highlights: Zoning Revisions

- Finalizing first review of the zoning regulations, with the initial edits soon to be approved.
- Planned Development Districts
- Affordable/Alternative Housing
 - Bed and Breakfasts
 - Accessory Dwelling Units
 - Age Restricted Housing
 - Multi Family Dwellings

Department Highlights: Zoning Revisions

- Zoning standards impact town growth and development in innumerable ways
 - Uses allowed in business and industrial zones (self storage, ground level uses)
 - Use of drive throughs
 - Keeping of pets and livestock
 - Permitting process (short v long)
 - Home based businesses
 - Myriad conflicting standards that drive numerous variance requests

Department Highlights: Zoning Revisions

2.2. Permitted Uses and Structures

All uses shall be subject to specified restrictions, use and special use standards, and general performance standards of these Regulations.

Uses and Structures Permitted in Residential Districts

Α	ZP	S	SP	ZC	×	
Allowed	Zoning Permit	Site Plan Special Permit		Zone Change	Not Permitted	

A.	. AGRICULTURAL USES / STRUCTURES		R-70	R-30	R-20	R-12.5	R-10	R-G
1.	 Farms and farming including truck gardens, nurseries, forestry, keeping of livestock and poultry. 		А	Α	А	А	А	Α
2.	 Farming-related structures including greenhouses, silos, barns, and roadside stands accessory to farms. 		<u>ZP</u>	<u>ZP</u>	<u>ZP</u>	<u>ZP</u>	<u>ZP</u>	<u>ZP</u>
3.	Farm winery/brewery provided that no weddings or private party events shall exceed 250 people (Effective 2/27/16)	*	<u>ZP</u>	*	*	*	×	*
4.	Weddings or private party events at a farm winery/brewery in excess of 250 people (Effective 2/27/16)	×	<u>SP</u>	*	×	×	×	×

Budget Synopsis

- Projected Revenue Building Services: \$340,000
- Projected Revenue Land Use Department (all): \$73,500
- Total expenses Building Services/Land Use: \$539,671
- Proposal to cost share replacement of outdated plotter with Engineering (\$4,200)
- Combine office supply accounts for greater efficiency
- Other than salary adjustments and cost share above, budget requests same as last fiscal year.

Goals For The Next Fiscal Year

- Implementation of Watertown's Vision for itself (Plan of Conservation and Development)
- Continue to Streamline the Land Use Regulatory Process!!
- Fully implement the online e-permit system
 - ▶ Integrate building and planning systems for client ease of use
- Complete revision and edits of the town's zoning regulations
- Increase to the value of the Grand List