

## **SPECIAL TOWN MEETING WARRANT**

**Monday April 29, 2024**

The Meeting was opened at 6:10pm by Yvette Grindle Town Clerk of Sullivan. The First order of business was article 1 below.

Article 1. To choose a moderator by written ballot to preside at said meeting.

**Rob Eaton nominated Fred Ehrlenbach Don Snokes Seconded the nomination as moderator. John Keenan stood and campaigned to be nominated Judy Ashby nominated and Velma Thomas seconded John Keenan as moderator. With no new nominations the Town Clerk asked for the citizens present to place their votes for Moderator.**

**The Results is as Follows**

**Fred Ehrlenbach 23 John Keenan 2**

**Moderator duly sworn.**

Article 2. To see if the town will vote to approve the following

- (1.) To see if the Town of Sullivan will vote to make changes to the current Section 6 of the Building Ordinance.
  - a. To be in compliance with the new law P.L. 2021, ch. 672 (LD 2003), An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions.
  - b. Change the name to Structures & Location
  - c. To strike some language and change the Minimum lot size 40,000 square feet, road frontage size no less than 200 feet, how far a building is to be set back 25 feet from the property line and not less than 12 feet from side and rear of property lines. Shoreland zoning may require greater setbacks. The maximum height of a building 35 feet in height. This provision shall not apply to structure such as transmission towers, windmills, antennae, and similar structures having no floor area.
  - d. To amend the no-conforming lot of record as of the effective date of this Ordinance or amendment thereto may be built upon, without the need for a variance. The same ownership and that all provisions of this Ordinance except lot size and width can be met. Variances related to setback or other requirements not involving lot size and width may only be obtained by action of the Board of Appeals.
  - e. Density Bonus (*per Maine 30-A MRS 4364-A*) A property owner with an existing residential dwelling unit may add up to two (2) additional residential dwelling units to a conforming lot. Lots must meet minimum lot size and provide for compliance with subsurface wastewater system requirements. All zoning, subdivision and dimensional requirements (such as set-backs) must be met.

Up to two (2) residential dwellings units may be constructed on a conforming lot without an existing residential dwelling unit. Lots must meet minimum lot size and provide for compliance with subsurface wastewater system requirements. All zoning, subdivision and dimensional requirements (such as set-backs) must be met.

- f. Accessory dwelling unit: *(per 30-A MRS 4304-B)* A Property owner with an existing residential dwelling unit may add one (1) accessory dwelling unity (ADU) to a conforming lot. Lots must meet minimum lot size and provide for compliance with subsurface wastewater system requirements. All zoning, subdivision and dimensional requirements (such as set-backs) must be met. ADUs are allowed on non-conforming lots, as long as the ADU does not further increase the non-conformance. An ADU may not be advertised, rented or used as a short-term rental unit.

**After a lengthy discussion, Moved and 2nd to approve article as written. There was some confusion about ballots and so this is undetermined.**

- (2.) To see if the Town of Sullivan will vote to make changes to the current Building Ordinance. By adding a new "*Section 18 Definitions*". To the current Building Ordinance. (please see attached Exhibit 1)

**After a lengthy discussion, Moved and 2nd to approve article as written, so voted.**

- (3.) To see if the Town of Sullivan will vote to amend the current Solid Waste Disposal Ordinance, to include rules and regulations for curbside pickup of solid waste. (please see attached Exhibit 2)

**After a lengthy discussion, Moved and 2nd to approve article as written, so voted down.**

- (4.) To see if the Town of Sullivan will vote whether the Board of Selectmen shall be increased in number from three (3) to five (5) members, all of whose terms of office shall be for a period of three years, but the two (2) new selectmen shall serve one (1) for three (3) years and one (1) for one (1) year.

**After a lengthy discussion, Moved and 2nd to approve article as written, so voted down.**