

**Highland Lake Leadership Team
Ordinance Committee
November 16, 2022, Notes**

In attendance:

Gretchen Anderson
Dennis Brown
Heather Huntt

Jeff Dennis
Amanda Lessard
Theresa Galvin
Alaina Chormann

Item 1 - Quorum Established

Item 2 - Public Comment

Opened and closed. No public comment.

Item 3 – Review draft nutrient management ordinance proposal

- Dennis gave background on origination of the ordinance. Two tributaries located in Falmouth had elevated levels of bacteria in proximity to farms.
- Amanda had two comments regarding the origination the ordinance language as well as how the document will fit into Town existing ordinances.
 - Dennis is unsure of where John MacKinnon found the ordinance language, whether developed himself and found elsewhere.
 - Dennis believes that anyway the ordinance can be used, such as specific performance standards.
- Theresa commented on the potential undue burden on hobby farms/households (i.e., costs of developing a nutrient management plan).
- Question on if applied for commercial/noncommercial farms.
 - Intention was for both types to be included in the ordinance.
 - Falmouth requires commercial farms to go to Planning Board with specific standards – requirements would need to be streamlined and reviewed for overlap.
- Comment to clarify the small hobby farm definition to include 1-50 animal units as well as a graph showing typical weights to animal units.
- Comment on the minimum standards: stormwater diversion and clarifying that plan needs to be reviewed and thought out.
- Recommendation to send to Luis Aponte (NRCS) for review.
 - Heather will discuss with Luis the ordinance concept and request his review/input.
- Recommendation to clarify nutrient management plan as document that is not as large as typical NMP.
 - Jeff Dennis commented that maybe it should be scaled based on animal units (6 goats vs. 40 horses).
 - Recommendation to create form for farms that have small animal units.
- Comment on minimum acreage for a new Small Farm/Hobby Farm is 2.5 acres per 1 animal unit.
- Amanda will review ordinance language and compare against current Windham Ordinances by January.
- Theresa will work with Falmouth to review ordinance language and compare against current Falmouth Ordinances by January.

Item 4 – Consideration of three ordinance proposals:

1. *Requiring short term rentals to have adequate septic systems for the number of guests that they are advertising that the site can accommodate.*
 - Commission to Study Housing and Short-Term Rentals: State recommendation to create a statewide registry but we need legislation.

- Amanda volunteered to track progress.
 - Dennis will have HLA reach out to Maine Lakes on topic.
2. *Determining if it makes sense to spell out what septic system checks should be included in the requirement that inspections be done on all shoreland properties that change ownership.*
 3. *Whether requiring all properties that change ownership to meet the phosphorus control point system rules, which would result in essentially all buildings in the Highland Lake Watershed to meet the point criteria over the next 50-75 years.*

Item 5 – New business

Item 6 - Adjourn