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)
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.
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
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
### 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**

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<td>Zone Change</td>
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#### A. AGRICULTURAL USES / STRUCTURES

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<tr>
<td>1. Farms and farming including truck gardens, nurseries, forestry, keeping of livestock and poultry.</td>
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<td>2. Farming-related structures including greenhouses, silos, barns, and roadside stands accessory to farms.</td>
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<td>3. Farm winery/brewery provided that no weddings or private party events shall exceed 250 people (Effective 2/27/16)</td>
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<td>4. Weddings or private party events at a farm winery/brewery in excess of 250 people (Effective 2/27/16)</td>
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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