

## Planning Board Minutes

The Planning Board met on Monday February 14<sup>th</sup>, 2022, via Zoom beginning at 6:33PM

**Planning Board Members Present:** Bob Earnest, Carol White John Wilson, Kyle Koerber, Paul Belesca, Esther Danielson, Travis Nadeau

- 1) The group reviewed 3 case studies
  - a. Case Study #1 > CICA owns 3.7 acres, over 300' frontage, currently a duplex on site, and would like to consider carving out a space for several tiny homes. Jim reviewed today 600 SQ FT minimum that may need to be adjusted. The group also reviewed the current ordinance <https://tinyhomesofmaine.com/maine-tiny-home-laws> seems to indicate that water and sewer is required.
  - b. Case Study #2 > A landowner of 30 acres, who has a home on the land, would like to build either: a 5 unit apartment building; OR a 5 unit townhouse/condo building. Jim discussed the fact that current zoning ordinance does not adequately address apartment buildings or condos.
  - c. Case Study #3 > A homeowner would like to add an accessory dwelling unit to their home. They have a lot that is 1.7 acres; OR They have a lot with a grandfathered home; the lot is .8 acres. Does it matter if the ADU is detached or attached? Jim mentioned Section 407 provides some guidance but permitting would have to go through Board of Adjustment.
  - d. Carol asked about Codes related to changing a seasonal home to a year round home.
  - e. Jim recommended the Town consider increasing the growth permit fee. Its currently \$100.
- 2) Review minutes of January 10<sup>th</sup> meeting – John moved to accept the minutes seconded by Paul - passed 6-0 (Travis was not at the meeting)
- 3) Open Space Plan > Carol reviewed recent changes including adding the Town owned properties to the document. Travis volunteered to take pictures of open space to include in the plan.
- 4) The group reviewed and discussed the information John had collected about other towns conservation subdivision ordinance. John recommended having the conservation subdivision be an option.
- 5) Focus items
  - a. Coastal ordinance issues > Carol organizing workshop w/ PB, SB, Harbormaster, Fire/Rescue and Town Administration
  - b. No ordinance changes follow up has been requested
  - c. Conservation Subdivision Ordinance discussion
    - i. Kyle discussed concern over CSO potentially allowing for more development as detailed in CSO strawman BE rev version 2021 12 16 document

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- ii. Public comment from Rich Hubbel was reviewed
  - iii. Carol commented that Yarmouth had unintended consequences of more development based on back lots. Carol recommended we discuss with other Planning Boards > North Yarmouth, North Haven, Isleboro, Blue Hill area, Brooklin, other island communities. Jon will send the group links to CSO's he can find. Carol will discuss the joint workshop with Island Institute and the state about a workshop in March.
  - iv. Paul recommended reviewing other ordinances before engaging others in a public discussion
  - v. Review options with community > revise or replace existing ordinance? More homes or the same?
  - vi. Bob to talk to Judy to get a rough estimate to update surveys into lot line diagrams
- 6) Other business
- a. Stone Pier > January 6<sup>th</sup> meeting follow up. All parties are encouraged to watch the video.
- 7) **Adjourn:** Moved by Paul and seconded by Carol to adjourn at 7:29 PM.  
**Vote: 6-0; motion carried**

**Next meeting:** February 14<sup>th</sup>, 2022 6:30 PM, likely via Zoom

Respectfully submitted,

Kyle Koerber