

Minutes, Planning Board meeting 11/13/2023

Attendance: Board members; John Wilson, Travis Nadeau, Paul Belesca, Aaron Julien
Members of the public; Carol White, Herb Maine.

- 1) Meeting called to order @ 6:33
- 2) Minutes of 10/09/23 meeting; **Travis moved for approval, Paul seconded, approved 3-0**
- 3) The board discussed the situation with the interim Code Enforcement Officer and the search for a permanent CEO.
- 4) John handed out a simplified version of district permitted uses for discussion. Aaron will review and expand the concept and lists of uses that are permitted, or permitted with review by either/or/both the Board of Adjustment and Appeals & the Planning Board.
- 5) Travis handed out modified and expanded performance standards for discussion, and board member review before the December meeting.
- 6) Paul discussed the short-term rental ordinance and registration procedures adopted by Freeport as a potential model for an island ordinance/system. He will provide a mockup of a Chebeague version at the December meeting.
- 7) John presented LD 2003 mandates incorporated into the lot regulations in Chebeague's Zoning Ordinance. For December's meeting he will have edited section 407 "conversions" and "accessory apartments" to be consistent with lot regulations and LD2003.
- 8) Subdivision Ordinance – Consensus of the Board is that we move to one much-simplified category of subdivision, in line with state law. Section 405 of the existing zoning ordinance that covers "clustering" will be rewritten to reflect the opportunity for open space subdividing and clarify the role of the Planning Board in promoting open space.
- 9) Next meeting November 13th @ 6:30 PM at the Island Hall
- 10) **Travis moved to adjourn, Paul seconded, approved 4-0**
- 11) Meeting adjourned @ 8:35