

## Minutes, Planning Board meeting 12/11/2023

Attendance: Board members; John Wilson, Travis Nadeau, Paul Belesca, Aaron Julien, Kyle Koerber

- 1) Meeting called to order @ 6:30
- 2) Minutes of 11/13/23 meeting; **Aaron moved for approval, Paul seconded, approved 4-0** (Kyle abstained)
- 3) Aaron motioned and Kyle seconded "Once the board has quorum a majority vote constitutes a binding decision." (For the 5-member Planning Board with a quorum of 3 participating this would be a 2-1 vote).
- 4) The board did not see any CEO reports or growth permits to review and expressed its concern
- 5) John handed out a simplified version of district permitted uses for discussion. Aaron reviewed his edited list of approved uses.
- 6) The group discussed performance standards. Currently they appear in the Shoreland Zoning Ordinance (under piers and wharves), the Zoning Ordinance's BOAA section under special exceptions, Subdivision Ordinance. Travis will review these for consistency.
- 7) Paul discussed his draft of the short-term rental ordinance and registration procedures. Paul will continue to review the ordinance, application, definitions and a 1 pager on why we are doing this.
- 8) John will draft 1 pager for why other changes are needed.
- 9) John discussed edits of section 407 "conversions" and "accessory apartments" to be consistent with lot regulations and LD2003.
- 10) 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.
- 11) Next meeting January 15<sup>th</sup> @ 6:30 PM at the Rec Center.
- 12) **John moved to adjourn, Trav seconded, approved 5-0**
- 13) Meeting adjourned @ 8:29