

Growth Planning Committee
Minutes
1/3/23

Attendees: Dan Saunders, Chair, Paul Hogan, Jim McMann, Janet Powell, Werner Gilliam, Director of Planning and Development, Michelle Radley, Community Planner

Absent: Liz Johnson

Dan called the meeting to order at 6:04 p.m.

Werner announced that Michelle spoke to representatives from the SOM who reported that our Comp Plan is next in line for review. He anticipates hearing back in March. If updates are necessary, it will probably be moved from the June meeting to November.

Werner mentioned the first item on the agenda was to review and approve a draft of the letter being sent to all town Boards, Committees and Department Heads. A paper letter will be attached to an electronic copy of the CP highlighting the specific goals and strategies in the Comp Plan associated with each group for the purpose of implementation.

The next order of business related to Maine L.D. 2003, a law passed in July of 2022 and one that will take effect on July 1, 2023. Its purpose is to increase housing opportunities in Maine through Revision of Zoning and Land Use Restrictions. Since not all of the recommendations are included in the new legislation, we will have to wait on new rulings to address some of the potential changes to our own zoning and LUOs.

Werner's PowerPoint presentation highlighted all of the Sections of the legislation that will need to be reviewed, more specifically:

1. Short Term Rentals

We will need to have a legal review of our LUOs to confirm they are in compliance with the Fair Housing Act and Maine Human Rights Act. In terms of regulation of STRs, our recent adoption of the Licensing Ordinance should satisfy compliance in this area.

2. Accessory Dwelling Units

With respect to ADUs, we are generally consistent with the overall intent of LD2002 and some performance standards will need to be adjusted. (minimum size, residency requirements, and site plan processes)

3. Affordable Housing Density Bonus

Certain affordable housing developments will qualify for a density bonus but the development must be approved after 6/30/2023, include a certain number of affordable housing units, be in a growth area or served by sewer and water, be in an area where multifamily dwellings are allowed and meet shoreland zoning requirements. For this section, Multifamily will need to be defined and handled in Rulemaking.

4. Two and Four Units

This section needs significant clarification during the Rulemaking Process. It has yet to be determined from the State what the zoning amendments or implications will be.

In conclusion, the State will not realistically develop rulemaking on several sections by the July deadline.

However, the staff is currently developing proposed amendments to the ADU rules and awaiting direction from the State before making meaningful and consistent amendments to our ordinances.

Our next two meetings are **February 7 and March 7, 2023.**

With no new business to discuss, Dan adjourned the meeting at 7:29 p.m.