

EDGECOMB ORDINANCE REVIEW COMMITTEE
MINUTES, FEBRUARY 7, 2019

Present: Rebecca Graham, Barry Hathorne, David Nutt and Skip White and alternate Barb Gibson

Absent: Jack French

1. Call to Order

The meeting was called to order by Chairman David Nutt at 5:30 p.m.

2. Approval of minutes of January 3, 2019

Rebecca Graham moved to approve the minutes as submitted. Vote 5-0-0.

3. Discussion on Lot Sizes

David Nutt described the housing shortage in many communities in northern Maine and said he hoped Edgcomb could be part of the solution. He referred to the Comprehensive Plan which encouraged the provision of low- and medium-income housing. He said Boothbay, Boothbay Harbor and Southport should also be addressing this issue. Nutt said that the minimum lot size was two acres and he suggested not reducing the lot size but allowing a second house to be built on the lot, citing the way society was changing and as a way to address the housing shortage.

Discussion focused on issues to be addressed if two houses were allowed on one lot such as the increased need for water and septic – joint or combined, which house would be the principal structure, the Comprehensive Plan which is not in favor of smaller lot sizes but encourages affordable housing, how the two structures would be taxed, and which zoning districts would be included. It was suggested that members refer to the chart on page 14 of the Land Use Ordinance and determine what changes would have to be made if two houses were allowed on one lot.

4. Other Business – none

5. Adjournment

Skip White moved to adjourn the meeting at 6:25 p.m. Vote 5-0-0.