

EDGECOMB ORDINANCE REVIEW COMMITTEE  
MINUTES, FEBRUARY 21, 2019

1. Call to Order

Chairman David Nutt called the meeting to order at 5:35 p.m. Members present were Jack French, Rebecca Graham, Jack French and David Nutt.

2. Approval of Minutes of February 7, 2019

Barry Hathorne moved to approve the minutes of February 7, 2019. Vote 4-0-0.

3. Continued discussion of lot sizes and density

The committee discussed the advantages of having two houses on one lot, particularly on the larger lots; which would not be consistent with the Comprehensive Plan. The need for affordable housing was discussed, both seasonal and permanent. Mobile homes were discussed; however, septic would be a problem and there didn't seem to be much interest in mobile homes. The expansion of town water and sewer was not likely in the foreseeable future.

The disadvantages of increasing density were discussed – an increase in population would result in an increase in students; 58% of the town budget now goes to the school; the lack of infrastructure; and the workforce housing's cost to the school were discussed.

Rebecca mentioned the Millinocket plan where the Northern Forest Center had acquired and renovated buildings to provide affordable housing. The committee should have a definition of affordable housing. It was suggested that existing buildings such as garages or barns could be converted to housing. Habitat for Humanity was also suggested as a source of affordable housing.

The committee will continue to address the housing shortage at the next meeting.

4. Other Business

5. Adjournment

Barry Hathorne moved to adjourn the meeting at 6:30 p.m.

Edgecomb Housing Unit information - 2017

733 Total Housing Units

|                       |     |                       |
|-----------------------|-----|-----------------------|
| 527 occupied          | 72% |                       |
| 435 owner-occupied    |     | 83% of occupied units |
| 92 rental             |     | 17% of occupied units |
| 206 vacant            | 28% |                       |
| 9 for sale            |     | 2%                    |
| 18 for rent           |     | 25.8%                 |
| 101 vacant (seasonal) | 21% |                       |