

EDGECOMB ORDINANCE REVIEW COMMITTEE
MINUTES, NOVEMBER 4, 2021

Present: Jack French, Chair Rebecca Graham, Barry Hathorne, David Nutt and Skip White

1. Call to Order

Rebecca Graham called the meeting to order at 5:35 p.m.

2. Approval of Minutes of July 15, 2021 - no discussion

3. Remote Meeting Policy – no discussion

4. Accessory Dwelling Units

Rebecca Graham said if a proposed bill is passed, the town would not be able to limit accessory dwelling units. As far as the State is concerned, the towns may be able to approve accessory buildings (not attached) on a 3-acre lot with adequate septic. David Nutt asked if there were any restrictions on allowing unattached accessory buildings as long as setbacks and septic are concerned. He asked if there would be any restrictions on use of accessory buildings. A change in the definition of accessory unit would be necessary, because currently adding an accessory apartment cannot change the footprint of the building. Graham said accessory dwelling units shall not subordinate the principal use of the lot. There were questions about a trailer or tiny house being an accessory building. Skip White and David Nutt had no objection to an accessory building if there were adequate space and septic.

Where accessory dwelling units might or might not be appropriate, whether an accessory building would be allowed on a non-conforming lot, are questions that should be answered.

An ordinance for registering uses of accessory buildings might be necessary. Bar Harbor's ordinances might be helpful in determining what changes Edgcomb would need.

The law encourages accessory dwelling units and aging in place as part of comprehensive plans.

Committee members were asked to review the current comprehensive plan and to think about suitable areas for accessible dwelling units.

5. Other Business

Rebecca Graham said that solar projects approvals will now be required to include decommissioning costs.

6. Adjournment

Rebecca Graham moved to adjourn the meeting at 6:30 p.m.