

EDGECOMB ORDINANCE REVIEW COMMITTEE  
MINUTES, MAY 19, 2022

Present: Jack French, Chair Rebecca Graham, Barry Hathorne, and David Nutt and CEO George Chase

Absent: Skip White

1. Call to Order

Chair Rebecca Graham called the meeting to order at 5:30 p.m.

2. Approval of Minutes of December 2, 2022

David Nutt moved to approve the minutes of December 2, 2021. Vote 4-0-0.

3. Legislative Update

Rebecca Graham said a number of housing bills have been passed but they will not go into effect until next year. She will send legislative updates as appropriate to the Committee.

4. Model Growth Policy

The legislation permitting accessory dwellings, LD 2003, Section Title 30-A, requires a portion of all housing developed to a certain level to be deemed affordable. The following points were mentioned:

- Some requirements may not be applicable to Edgcomb.
- Legislation will apply to additional units provided that adequate well water, setbacks etc.
- Six dwelling units could be allowed on three acres if there is sufficient water and septic, setbacks and other requirements.
- If four dwelling units are allowed, one must be attached to the existing dwelling unit.
- Up two units per lot if the lot is not developed will be allowed or up to four units if in a designated growth area which in Edgcomb is Route 1.
- The additional units cannot be greater than the first lot.
- The lot containing additional dwellings cannot be a subdivision.
- There is the possibility that additional lots can be used as airbnbs.
- The intent of the law was that the owner of the lot would be able to add additional units to the lot.
- All units would be considered as one residential parcel.
- Additional parking facilities would not be required, and they would be serviced by a single road.
- The new law does not preempt the subdivision law.
- Short term rentals should be examined with restrictions on lengths of time.
- In order to provide short term housing, it may be necessary to limit stays to at least a month.
- Short-term rentals would require municipal services for permitting and life-safety inspections.
- The legislation will not help the provision of low-cost rentals for employees in area.
- The object is to obtain model ordinances to regulate the use of short term rentals appropriately in line with the accessory dwelling units laws, LD 2003.

## 5. Other Business

The next meeting will be on June 2 at 5:30 p.m. Model short-term rental ordinances will be sent to members before the meeting.

Rebecca Graham has been appointed chair of the Comprehensive Plan Committee, David Nutt has been appointed vice chair. George Chase, Barry Hathorne, and Jack French volunteered and the selectboard will be asked to appoint them to the Comprehensive Plan Committee. Printed copies of the previous plan will be requested.

## 6. Adjournment

The meeting adjourned at 6:30 p.m.