

EDGECOMB PLANNING BOARD
MINUTES, DECEMBER 28, 2023

1. Call to Order

2. Roll Call

Members present were John Dunlap, Phil Haas, Chair Rebecca Graham, Paula Swetland and Alternate Leah Taylor. Cory Mullins was absent.

3. Approval of Minutes

Paula Swetland moved to approve the minutes of December 14, 2023. Vote 4-0-1 (Haas abstained.)

4. Continued review of potential ordinance changes for LD 2003 compliance.

Rebecca Graham reminded the board that Lincoln County planner Emily Rabbe would be present to discuss LD2003 and changes in the ordinance needed to comply with LD2003.

She asked the board to review Ellsworth's changes to its ordinances to determine what changes to the glossary would be needed and to consider an ad hoc section of the ordinance which would allow a property-owner to pursue his rights under that section of the ordinance. The housing goals would be in effect for 10 years. Changes would demonstrate that the town has made an effort to comply with the housing goals.

Changes to the ordinance to comply with LD2003 were discussed such as setbacks with more than one dwelling unit, types of dwelling units, whether ADUs could be divided into two apartments, zoning changes to allow additional housing in areas such as the Woodland District where the minimum lot size is five acres with one dwelling unit. Definitions for the different types of dwelling units will be needed. Limitations due to lack of sewer and water in areas other than Davis Island will have to be dealt with. There were questions regarding ADUs in condominium developments and subdivisions. Another question dealt with the possibility of taking a two-bedroom, two-bath house, adding a second kitchen and considering it two ADUs. Should the ordinance require a landowner to retain ownership of ADUs on his property? What about a four-plex on a five-acre lot where maximum lot coverage is 10%? Should a deed restriction be required to keep ADUs in place on sale of the property?

5. Other Business

6. Adjournment

Phil Haas moved to adjourn the meeting at 7:45 p.m. Vote 5-0-0.