

EDGECOMB PLANNING BOARD  
MINUTES, JANUARY 4, 2024

1. Call to Order

Chair Rebecca Graham called the meeting to order at 6:30 p.m.

2. Roll Call

Members present were John Dunlap, Phil Haas, Rebecca Graham, Paula Swetland and Leah Taylor. David Nutt was also present; Cory Mullins was absent.

3. Approval of Minutes

Paula Swetland moved to approve the minutes of December 28, 2023. Vote 4-0-1 (Haas abstained).

4. LD2003 discussion with Emily Rabbe, Lincoln County Regional Planning Commission

Rabbe informed the group that expenses dealing with LD2003 would be covered by the Municipal Payment Program.

Two positions were created over a year ago to provide resources for municipalities in dealing with LD2003. Those two, Hillary Gold and Ben Averill will be at the Skidompha Library on February 1 from 10 a.m. to noon to assist Lincoln County towns by providing information on LD 2003.

Rabbe was informed that the Planning Board was looking at a separate ordinance for LD2003 rather than amending the current Land Use Ordinance. The board asked a number of questions and in response to a question whether the owner of property with an ADU would have to be a Maine resident, Rabbe recommended that the town attorney be consulted. Short-term rentals would need to be defined whether for a month or for longer periods. An ordinance addition may be necessary to define and regulate short term rentals workforce housing. It is also possible for an owner to rent the main house and move into the ADU.

It may be possible to draft an ordinance for the short term in order to meet the July 1 deadline. Rabbe said Westport Island is creating a separate ordinance and if available to the public, she will send the planning board a copy.

Adequate water and sewers, which may be only seasonal will need to be addressed. Other points to consider are definitions of Additional dwelling unit, Accessory dwelling unit, Density bonus and reduced parking requirements. ADUs in Shoreland will need additional shoreline and additional lot area. Rabbe said a recent change would require only 51% of units to be affordable. She said a non-conforming lot which contains sewer and water will be allowed as long as required setbacks, etc. are met.

Rabbe said she did not have staff to write an ordinance for Edgcomb, however, she would do some research without charge and keep the planning board up to date on changes. She would also be glad to answer questions, help with wordsmithing, and give advice. She said an informed selectboard and code enforcement officer would help to reduce fears and objections by the town residents to the changes required by LD2003.

Multiple units on a five-acre lot when one dwelling unit is allowed would have to be addressed – could that be allowed?

Bath has developed an ADU guidebook which is on its website. South Portland is also a resource for information. Links will be sent to board members.

Rebecca Graham asked John Dunlap to contact MMA regarding condominium vis a vis LD2003.

5. Other Business – The next meeting will be held on January 25<sup>th</sup>.

6. Adjournment

Paula Swetland moved to adjourn the meeting at 7:55 p.m. Vote 5-0-0.