

EDGECOMB PLANNING BOARD
MINUTES, JANUARY 25, 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, Rebecca Graham, Phil Haas, Paula Swetland and Alternate Leah Taylor. Cory Mullins was absent.

3. Approval of Minutes

John Dunlap moved to accept the minutes of January 4, 2024. Vote 5-0-0.

4. Continued workshop on ordinance changes

Following discussion, the board made the following decisions relative to LD2003:

1. Either an ADU or the main dwelling unit must be owner-occupied
(Owner occupied shall include owner who lives in the main dwelling unit for the summer only.)
2. ADUs and main dwelling unit must be in the owner's name. ADUs may not be sold separately.
3. Setbacks must meet current regulations.
4. ADUs cannot be larger than 90% of the primary residence, minimum is 190 s.f.
5. ADUs must meet existing setbacks.
6. Ninety-day deed restriction shall be required for at least ten years and must be registered with town.
7. Rental lease must be for a minimum of 90 days.
8. One attached and one detached or two detached ADUs will be allowed. More than two ADUs will require Planning Board approval.
9. ADU shall not make a non-conforming lot more non-conforming.
10. The addition of ADUs are subject to plumbing code.
11. Additional parking (for ADUs) required for residence.
12. ADUs will require CEO approval.

5. Other Business – none

6. Adjournment

John Dunlap moved to adjourn the meeting at 7:53 p.m. Vote 5-0-0.