

BOOTHBAY HARBOR SELECTMEN'S JOINT WORKSHOP MINUTES

July 8, 2024

In addition to these typed minutes, video recordings of all Selectmen's meetings can be viewed at BRCTV, and audio recordings at the Boothbay Harbor Town Office.

ATTENDING: Michael Tomko - Select Board Chair

Ken Rayle
Alyssa Allen
Mark Osborn
Mark Gimbel
Tom Minerich - Planning Board Chair
Jon Dunsford
Lisa Tholl
Dave Cody

Julia Latter, Town Manager
Geoff Smith, Code Enforcement Officer
Northstar Planning Consultants

The purpose of this workshop is to discuss and develop possible amendments to the Land Use Code related to LD 2003.

1. There are three major components to potential amendments; the affordable housing density bonus, principal dwelling units on multiple residential lots, and generalized accessory dwelling units.
2. The boards discuss how a municipality can regulate affordable housing density and accessory dwelling units. A municipality is required to allow accessory dwelling units as a permitted use by right, so long as it is with a single-family home; what do these changes mean for Boothbay Harbor?

ORDINANCE DISCUSSION

1. The Schedule of Dimensional Requirements; as it pertains to the current build environment of the lot and what is allowed by the town as well as state statutes.
2. Performance Standards; removed affordable housing subdivisions to be replaced with a new section and definition for affordable housing developments and discussed requirements and regulations.
3. Accessory Dwelling Unit Standards; a new section to set perimeters:
 - The use of the accessory dwelling units shall be accessory to the use of the premises
 - Accessory dwelling units shall comply with all applicable zoning, building, plumbing, electrical, and fire safety codes in effect at the time of the permit application
 - The municipality cannot force more parking for an accessory dwelling unit but can say no to additional curb cuts or driveways may be created to facilitate the development
 - Accessory dwelling units are limited to 750 square feet

- Accessory dwelling units do not count towards the net residential density
4. There will be clarification that a single-family home and accessory dwelling unit is not considered a duplex.
 5. With this discussion, more revisions will be made for the following hearing.

ADJOURNMENT: Motion to adjourn at 5:43 PM; approved unanimously.