BOOTHBAY HARBOR

SELECTMEN’S WORKSHOP MINUTES

August 12, 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 - Chair

Ken Rayle

Alyssa Allen

Mark Osborn

Mark Gimbel

Julia Latter, Town Manager

Geoff Smith, Code Enforcement

John Cunningham, Town Attorney

Northstar Planning Consultants

This workshop aims to discuss and develop possible amendments to the Land Use Code related to LD 2003.

* LD-2003 is a state bill focused on increasing affordability in towns by reducing regulatory barriers to housing production, namely in three areas; accessory dwelling units, affordable housing density bonus, and multiple units on one lot.
* All but two areas in Boothbay Harbor are described and considered as growth areas in the comprehensive plan, however, our maps do not reflect that statement. It is recognized that growth areas will need to be clarified in the comprehensive plan.
* Affordable Housing Developments must meet the definitions of affordable housing within a designated growth area where multi-family is allowed.
* Regarding multiple units on one lot, towns may not apply different dimensional standards to lots with more than one housing unit with the exception that there may be differential net residential requirements no more restrictive than those in place in August of 2022. The total number of dwelling units allowed on any given lot depends on whether it is within a growth area and if there is a dwelling unit on the lot already.
* Accessory Dwelling Units can be within a home, attached to a home, or in a new structure and are exempt from net residential density requirements.
* There is a discussion regarding the regulation of ADU with a minimum leasing requirement of 3-6 months. Parking standards are briefly discussed as well as language for short-term rentals. A public hearing is intended to be scheduled for mid-September.

ADJOURN: Motion to adjourn at 5:22 PM; approved 5-0.