

BOOTHBAY HARBOR
BOARD OF SELECTMEN/PLANNING BOARD WORKSHOP
January 30, 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:

Select Board: Michael Tomko *Chair*
Ken Rayle
Alyssa Allen
Mark Osborn *Via Zoom*
Planning Board: Dave Cody *2nd Alternate*
Tom Minerich *Vice Chair*
Jon Dunsford
Lee Corbin
Tom Churchill *Chair*
Merritt Blakeslee
Ronald Cohen

Julia Latter, Town Manager
Geoff Smith, Code Enforcement Officer

This meeting is the deadline to decide on proposed ordinance revisions so they may move forward to legal. This workshop continues discussions from a previous workshop held on November 30, 2023, and includes input from the BOS/PB subcommittee.

LD2003

1. Accessory Dwelling Units and Additional Dwelling Units as a Subdivision: Members present are in agreement that Accessory Dwelling Units and Additional Dwelling Units should be reviewed and issued a permit as a Site Plan application, not a subdivision.
2. Approval of Accessory Dwelling Units and Additional Dwelling Units by CEO or PB: Members present are in agreement that the Code Enforcement Officer can approve Accessory Dwelling Unit/Additional Dwelling Unit applications.
3. Maximum Size of ADU: Members present agree that Accessory Dwelling Units will have a maximum allowable size of 1,000 sq. ft. of heated space.
4. Allow More than One Additional Dwelling Unit on a Lot: Members present agree that the town will allow 1 Additional Dwelling Unit per lot, so long as adequate water & and sewer service can be provided.
5. Allowing Multiple Additional Dwelling Units on One Lot as a Single Structure or Multiple Structures: Members present agree that when multiple (up to 4) Additional Dwelling Units are permitted on a single lot, the option be left up to the lot owner if they can be constructed as individual structures or combined into several multi-plex structures, based on the characteristics of the lot.

6. How to Interpret “Vacant Lot” When an Existing Structure is Removed: Members present could not agree unanimously on how to interpret this concept of a “vacant lot” as it pertains to availability for constructing multiple Additional Dwelling Units. It was decided this concept required the assistance of a planning professional.
7. Rounding Up/Down When Computing a Bonus for Structures and Parking Spaces: Members agree that when considering a density bonus, a resultant fraction should be rounded down when considering units, and rounded up when considering parking spaces.
8. Allow Both Accessory Dwelling Units and Additional Dwelling Units on a Single Lot that Qualifies for Multiple Dwelling Units: Members present could not agree unanimously on whether Accessory Dwelling Units and Additional Dwelling Units on a single lot qualified as multiple dwelling units. It was decided this concept required the assistance of a planning professional.
9. Short-Term Rentals (STRs): Members present could not agree unanimously on whether Short-Term Rentals (STRs) should be regulated, registered, or left unaccounted or whether or not STRs should be addressed at this time. It was decided this concept required the assistance of a planning professional.
10. Alternate Structures: Members are in agreement that the language present in our existing ordinances and building codes provides adequate definitions & and regulations for Tiny Homes, RVs & and trailers and needs no further alterations.
11. Allow Accessory Dwelling Units and Additional Dwelling Units on Property with Commercial Use: Members present discussed having Accessory Dwelling Units and Additional Dwelling Units on a property with commercial use but did not reach a consensus on language that would support this. There was a discussion to encourage mixed-use, but no direct language came out of this discussion. It was felt this concept would need the assistance of a planning professional.

GENERAL ORDINANCES

1. Side Yard Setbacks in the DB Zone, 170-28: Members present are in agreement that this ordinance change should move forward to legal for drafting into a warrant.
2. Allowed Uses in the DB Zone, 170-27: Members present could not agree unanimously on further regulating the allowed uses in the DB Zone. It was decided this concept would require the assistance of a planning professional.

At this point of the workshop, the meeting exceeded its originally planned ending time of 7:00 PM by 20 minutes.

It was decided to continue these discussions at a subsequent workshop scheduled for February 12, 2024, from 4:30-6:00 PM.