

Readfield Planning Board

Public Hearing Minutes of March 19, 2024 - Approved

Planning Board Members Present: Paula Clark (Chair), Jack Comart, Brandon Fike, Peter Bickerman, Don Witherill, John Mitchell

Excused: Bill Buck, Henry Clauson

Others Attending: Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Dave Linton, Carol Doorenbos, Marty Hanish, Grace Keene, Jill

Meeting called to order by Paula at 6:30 PM

Public Hearing:

Concerning Proposed Revisions to the Readfield Land Use Ordinance – The Planning Board will hold a Public Hearing to take public comment related to LUO revisions found to be necessary for compliance with P.L. 2021, c. 672 (LD 2003).

Paula gave a brief introduction of LD2003 as well as a background of recent work done with NorthStar Consultants for the incorporation of the legislation into Readfield’s Land Use Ordinance. The three general areas of revisions included:

- Multiple dwelling units be allowed on one lot
- Dwelling unit density bonus –qualifies for 2.5x the normal number of units on a parcel if determined to be “affordable housing” based on the new definition in the LUO.
- Accessory dwelling units such as in law apartments or small structures would be allowed on lots where a single family dwelling is the primary structure. ADU’s must comply with all other requirements but not the land area. The principle dwelling unit and the accessory dwelling unit must have the same ownership and be conveyed together/. Size limitations - minimum of 190sqft per the state, and a maximum size of 700sqft per the town.

Peter added that the state law and DECD require towns to meet the standards, not exceed them. There is room to be more permissive in the future.

Paula opened the Public Hearing at 6:47pm

Marty Hanish asked Paula to elaborate on what qualifies as affordable housing. Paula directed him to the last page of revisions under definitions. For rental housing, the household’s income must not exceed 80% of the area median income, and can afford 51% or more of the units in the development without spending more than 30% of the household’s income on housing expenses. For owned housing, income must not exceed 120% of the area median, and can afford 51% or more of the units in the development without spending more than 30% of the household’s income on housing expenses. Marty also asked if there was any affordable housing already in town and if the town has to have certain resources available to qualify, there are neither.

Carol Doorenbos asked for clarity on the density bonus and Paula responded that an affordable housing development would be able to put 2.5x as many units on the property if it qualifies. She also asked what the maximum number for multiple units on a lot are and Paula responded that the proposed limit is up to three dwelling units on a lot in a residential area, and up to four in growth areas. The location of affordable housing does depend on the standards of different zones and districts uses in the LUO. Subdivision requirements could also be triggered in some cases. Carol asked if the LUO with the LD2003 revisions would be in the warrant for Town Meeting in June and Paula answered yes.

- **Motion** to close the Hearing made by Don, **seconded** by Peter, **vote 6-0** in favor.

Since the last Planning Board meeting, Paula was able to go over the revisions with the Town Attorney; some minor adjustments made as a result. More specifically the matter of short term rental time limits was removed as there is not

Prepared by Anjelica Pittman, Board Secretary (approved 05/14/2024)

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time currently to fully consider those changes and the state does not specify a length of time in the short term rental definition. If/when the Board revisits the short term rental issue; existing ADUs would not be affected. Municipalities are authorized by statute to limit short term rentals linked to DECDs housing production goals.

- **Motion** made by Jack to approve the package of revisions to send to the Select Board for Warrant Articles with the inclusion of tonight's changes, **seconded** by Peter, **vote 6-0** in favor.

John and Peter thanked Paula for all her work on these revisions and Paula thanked board members for their help.

Next meeting scheduled for April 9, 2024. Chip informed the Board that April will be a busy month as there are many applications coming in.

Meeting adjourned by Paula at 7:53PM