

## Planning Board Minutes 9/7/2023

Town Hall 6:30pm

Board Members Present: Ben Pendleton, Andrew Poland, Jessica Westhaver, John Bowers (alt)

Absent: Jeff Eilenberg, Michael Rosa

Also Present: Alyssa Pulver (Garlley & Dorsky) agent for Belinda Osier, Joe Rose (CEO), Erin Reeves (Staff Liaison)

Meeting called to order at 6:30 by Ben Pendleton

Determination of Quorum: Yes, John voting for Jeff

New Business: Dock review of 36 Osier Lane, New Harbor

Alyssa Pulver stated that the plans for the pier have been approved by the state and the DEP. The Osiers sold some of their land and kept some and are now building a new pier.

Ben asked if Joe ever heard back from the Harbor Committee about this and Joe said no.

Jess asked if there is a limited number of piers allowed and Alissa answered that the DEP keeps track of that.

The pier will be the same size as the piers around it. It is in a stable area, so no stabilization is needed.

John motioned, Andrew seconded, All in Favor (Ben abstained)

Ben asked if there was any new business. Jess asked if any new Amendments were coming up. Joe said maybe LD2003, if the Select Board are ready to review and make changes. Joe stated it must be addressed before July 2024.

Ben asked if there had been any new emails from the Comp Plan to any of the Planning Board. No, but Jess did send one to Richard.

Ben questioned how the Comp Plan will be received. It has received mixed reviews. "Zoning" is a word no one wants to hear.

Joe sees the biggest pushback is that the growth and development and village concentration will drive up taxes and nobody wants that. And most people want to “see things stay the same”.

Joe also stated that the Land Use Ordinance (Accessory dwellings) needs to be modified. The septic requirement needs to be addressed. This should limit growth.

LD2003 allows for up to 4 dwellings per lot as long as septic and setback requirements are met. These dwellings are not to be used as short-term rentals; how do we check that?

The town currently has no problems with short-term rentals.

Approval of minutes from 8/17/2023 – Ben motioned; John seconded – all in favor (Andrew & Jess abstained)

No items for the next meeting. A meeting will be held when needed.

Ben adjourned at 6:50