

Town of Arrowsic
Minutes of Planning Board Meeting
March 7, 2022 at ~ 7:05 PM
Video Conference via Zoom

Attending: Jennifer Geiger (PB Chair); Matt Caras (PB Secretary); Roger Heard (PB); Vicky Stoneman (PB); Jim Davis (PB); Chris Wilcoxson (CEO); Mike Kreindler (Deputy CEO).

Grill Application for Conditional Use Permit for temporary ramp and float at 267 Bald Head Road

On January 26, 2022, the Applicant submitted a Conditional Use Permit Application with supporting documentation, and a hearing on the Application was scheduled for this meeting. However, the hearing was cancelled because, among other things, the Department of Army, Corps of Engineer's Maine General Permit Authorization Letter, which is a necessary component of the Application, has expired by its own terms (*i.e.*, work was required to be completed by October 13, 2021).

Approval of Minutes

The Board reviewed the draft Minutes of its February 7, 2022 Meeting. Jennifer had circulated proposed revisions to the draft Minutes of the February 7, 2022 Meeting, clarifying the nature and substance of her conversation with Walter Briggs regarding short term rentals. While the draft Minutes may have accurately reflected the way in which Jennifer presented her conversation with Walter at the February 7 Meeting, the Planning Board agreed that it is more important to have the Minutes reflect the actual nature and substance of her conversation. Therefore, upon motion made by Roger for approval of the Minutes as revised by Jennifer, which motion was seconded, the Planning Board approved the Minutes of its February 7, 2022 Meeting (all voted in favor).

2021 Planning Board Report for 2022 Town Meeting

Jennifer reported that she is in the process of preparing the 2021 report of the Planning Board for the 2022 Town Meeting.

Discussion Regarding Maine's Legislative Document No. 2003

Legislation has been proposed that would, if passed in its current form, mandate that all towns in Maine permit certain types of housing, notwithstanding that such housing might violate an existing provision in any given town's existing ordinance(s). The proposal is L.D. 2003, An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions. There was significant discussion regarding the way in which such legislation, if passed, would affect a smaller town in Maine. Chris Wilcoxson circulated two letters that have been submitted raising concerns regarding the adverse impact of such legislation on small towns. There was consensus among Planning Board Members, the CEO and the Deputy CEO that the proposed legislation, if passed in its current form and enforced vis-à-vis Arrowsic, would not only be difficult for Arrowsic to implement and/or administer, but would drastically change fundamental concepts of land use planning and environmental stewardship that are bases for Arrowsic's existing ordinances. As has been the case with other recent proposed State legislation, *e.g.*, accessory dwelling units, the Planning Board is of the view that "one size does not fit all."

Jennifer advised the Planning Board that she will likely recuse herself from discussion regarding L.D. 2003 because it is contemplated that her current employer, the Maine Department of Economic and Community Development, will be actively involved in funding, implementing, administering and enforcing the provisions of L.D. 2003.

Discussion Regarding Short Term Rentals

As was the case during the January and February meetings, there was significant continued discussion about Short Term Rentals. The discussion included matters of process (*e.g.*, pros and cons of addressing the question of short term rentals preemptively versus pros and cons of a wait-and-see approach) and matters of substance. The views

of Planning Board Members range from: (1) Advocating for a comprehensive, preemptive provision regulating short term rentals, with restrictions established to prohibit short term rentals (and use of short term rentals) that would be inconsistent with the interests of the Town and its residents as reflected by the Town's existing ordinance(s); to (2) advocating for no action of any kind by the Town at this time regarding short term rentals. There was also further discussion regarding the way in which the CEO might respond prospectively to questions about short term rentals if the Town does not specifically address the topic of short term rentals at this time. Finally, there was discussion about whether the Planning Board or Select Board might benefit from acquiring data regarding the current state of short term rentals in Arrowsic, and/or whether it would be beneficial to conduct a survey of all residents regarding short term rentals. No decision was made with regard to a plan to gather data or conduct a survey. It was, however, generally agreed that Town Meeting is not an appropriate forum in which to have a general discussion regarding the future of short term rentals in Arrowsic.

Adjourned at about 9:10 PM.