

**Town of Arrowsic
Minutes of Planning Board Meeting
June 7, 2021 at ~ 7:00 PM
Video Conference via Zoom**

Attending: Jennifer Geiger (PB Chair); Matt Caras (PB Secretary); Roger Heard (PB); Vicky Stoneman (PB); Stan Lane (PB).

Approval of Minutes

The Board reviewed the draft Minutes of its May 2, 2021 site walk at the Spear property. Upon motion by Roger Heard, which was seconded by Matt Caras, the Board approved the Minutes of its May 2, 2021 site walk at the Spear property (all voted in favor).

The Board reviewed the draft Minutes of its May 3, 2021 Meeting. After discussion, upon motion by Roger Heard, which was seconded by Stan Lane, the Board approved the Minutes of its May 3, 2021 Meeting (all voted in favor).

The Board reviewed the draft Minutes of its April 5, 2021 Meeting, which had been discussed, with approval tabled, at its March 1, 2021 Meeting. After further discussion, it was decided, unanimously, that the Acting Secretary Vicky Stoneman would prepare a revised draft based on the discussion and circulate it for review by all Board members.

Board Review of Proposed Revisions to Approved Subdivisions

While there is currently no matter before the Board involving a proposed revision to an approved subdivision, the Board decided that it would be prudent for the Board Chair to consult with the Town's legal counsel to review, and if necessary update, the advice the Board received from counsel as set forth in the Board's Minutes of its November 6, 2017 Meeting regarding Board review of proposed revisions to approved subdivisions.

Proposed State Legislation on Accessory Dwelling Units

There was discussion regarding pending Maine LD 1312, An Act To Remove Barriers to Accessory Dwelling Units and Allow Accessory Dwelling Units where Single-family Houses Are Allowed. The bill appears to preempt home rule authority by allowing an accessory dwelling unit to be placed on the same lot as a single family dwelling, regardless of the existence of a local ordinance to the contrary or the desires of the residents of the community. Efforts are currently being made by Arrowsic's state representatives to oppose or amend this legislation, as it is viewed as imposing restrictions on municipalities that may not be in the interest of a municipality, its residents, or its environment. The Planning Board agrees that the bill, as currently drafted, would adversely affect the interests of Arrowsic, its residents, and its environment.

MMA Seminar on Short Term Rentals

The Board Chair provided an update on MMA short term rental and middle class housing crunch seminars.

Town Meeting and Planning Board Warrant Articles

The Board Chair reminded Committee members of the June 9, 2021 public hearing on the Planning Board's warrant articles.

Adjourned at about 8:30 PM.