**Housing Action Committee**

**Subcommittee of the Comprehensive Planning Committee**

**Meeting Minutes -**

**7/19/2023**

Time: 6:03pm

Attendees: Jason Lamoreau, Pete Galle, David Asmussen, Tracy Kruger, Harald Bredesen, Joanne Joy, Mary Mayo, Peggy Muir via zoom

Notetaker: David Asmussen

Approval of Minutes:

Approved April and May minutes after minor edit. Harald abstaining from voting and will remain in an advisory role.]

Additional Agenda Items:

Request for “parking lot of ideas” for ordinance changes. Something that might be needed in the ordinance, or a procedural change. We are now adding ideas to that throughout meeting.

Agenda Item 1:

Introductions: Joanne Chairing. Mike out of town. Grace, current co-chair. can’t make it to meetings on Wednesday. She will step down and Joanne will step in.

Agenda Item 3: (changed order of the 2 presentations)

Presentation by Harald Bredesen on housing options.

* Noting that the current ordinances do not address the needs of people, or goals of comprehensive plan.
* Nothing in town prohibits shared septic, but if there is an engineered septic is good enough it will help solve density issues.
* Short term rentals do not have to be registered in Bowdoinham, but maybe they should be registered.
* Density bonus: incentivization to developer to put more housing in a small area by requiring them to sell one of the units as low-income housing. Consider ways to do conversions easier (single family to duplex). There are programs that can help facilitate more housing. High density housing helps lower the unit cost.
* Planning board needs tools, language and to take initiative to push back on developers that want a standard subdivision. (encourage them to use natural topography, include more open space, cluster units, etc.).
* AHTIF zone, a way to encourage growth in an area, could be a single parcel. Could add this to comp plan.

Discussion and thoughts

* Could use small community development ideas too. Yurts, cabin kits, shipping containers tiny houses. Empty lots where people build their own stuff. DIY Bowdoinham grown spirit.
* Universal design model. Should include this.

See presentation in sharepoint for specific action ideas.

Agenda Item 2:

Presentation on Bowdoinham’s Accessory Dwellings by Tracy resulting from needing to iplement the states changes associated with 2022 legislative action known as LD2003.

* + Request for documentation of ordinance update. Jason will place in SharePoint
  + 3 districts in town explained differences/similarities between them.
  + Now permitted 1 ADU per lot and waives density restriction. If you own 1ac, you can now have two units on there. But must also meet the requirements for septic.

Agenda Item 3: Discussion

* Motions: Unanimous decision to Return to 1st Wednesday meeting
* Action Items: Jason will bring in building and plumbing permits/ and/or put them into the SharePoint Files and put the documents from town meeting on the changes re: ADU also in sharepoint since the changes are throughout the Land Use Ordinances.

Moving to 1st Wednesday meeting 6pm starting in August.

Future Agenda Items: [What can we accomplish in the next 6 mo? Subdivision update, agricultural overlay district, turn this into presentation for Celebrate Bowdoinham. - 3rd Saturday in Sept. Mike S presentation on subsidized housing.

Meeting adjourned: [7:50]

Upon completion of minutes save file to Sharepoint: Documents > Minutes

Save As [MM-DD-YYYY HAC Minutes]