

Housing Action Committee

Meeting Minutes

Date: [10/4/2023]

Time: [6:07]

Attendees: [Jason L, Mary M, Harald B, Joanne J, Dave A, Matt James, Mike S. , Tracy K. Online via zoom: martha, Bonnie, rodney]

Notetaker: [David Asmussen]

Approval of Minutes: [September Meeting minutes approved unanimously.]

Additional Agenda Items: [none]

Agenda Item 1: [Report from Celebrate Bowdoinham. People liked the beans table demonstration, people liked writing on the board things that they liked in Bowdoinham. See results from board and the stickers where people voted on an image. Someone in an HOA noted they were not permitted to rent out their house, consider explicitly addressing this in subdivision ordinance? People receptive to open space preservation, but did not like specific location mandates (like put a house in a certain area.) People want to retain value of their property.]

Agenda Item 2: [. Presentation by Harald Bredesen. "Housing opportunities Grant" Provides funding for Bowdoinham to get technical help, put on forums, and have consultation with Grow Smart. See presentation.]

Consider: "Form Based Code." Something to consider that gives more broad brush outlines of what we are looking for in zoning, rather than numerical and maps. This is kind of what the comp plan does, but not applied in a specific way.

Agenda Item 3: Timeline to Town Meeting day.

PB Prefers to see the plan in November, so we have time to edit as necessary.]

January deadline to Present to planning board.

February community input public hearing

March revisions by PB

April is the latest that the selectboard can approve stuff for the warrant

Agenda Item 4: [Outreach to legal help through legal food hub. Mary Egan. We should fill out online application for help, but may need 3-4 weeks to get assigned a lawyer. Good to know, but will hold off on signing up with them because we can arrange a meeting with DECD.]

Mike S talked with DECD for legal help. They could come to a meeting and workshop with us., or we could send them stuff. Mike will arrange meeting

Can also get some legal help through Matt James and the town atty when we have specific questions.

Tracy notes we need to address if can we make a land use district based on lot size legally. Or is it better to make a formula. Can we find a conservation subdivision ordinance from another town?

District vs. Overlay district. If overlay district for Ag need to explain why large acreage needed. Reasoning behind agricultural conservation. Leaning more toward a simple formula IF X THEN Y regarding lot size. Goal to make the developed area more developed, and the rural areas not developed. Might make more sense than a map.

Next step for legal advisors. Arrange meeting with Mike, Tracy, Dave, Reeve. Find example ordinances.

Two main areas to revise: Subdivision ordinance, and the lot size requirements in different districts. See "Parkinglot of Ideas" file in Sharepoint. Must change density (du/ac) in the different districts. Consider revising lot coverage issue in VD 1 and VD2, could help with housing, no need to mandate that people have lawns. (bring up at forum on 11th. Pros/Cons)

Are setbacks from road in village needed? Zero setback is consistent with old new England towns.

Pro/Con of eliminating setback from property boundary (ROW) (street parking, ease of access, less to shovel, septic out back, no need to maintain out back.

Make sure the LUO reflects the goals of the town that have been heard from CPC, forums, public input.

Motions: [note any motions]

Action Items: [October 11 we have a land use forum, invite people. Dave finish presentation. Mike to arrange meeting with Dave, Tracy, Reeve.]

Future Agenda Items: [none noted, probably recap the Oct11th forum]

Meeting adjourned: [7:59]

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