

**PLANNING BOARD AGENDA
TUESDAY, AUGUST 3, 2021 @ 7:00 P.M.**

**MEETING BEING HELD IN PERSON AT 329 WOODMAN HILL ROAD
AND
REMOTELY VIA ZOOM***

1. Call to Order
2. Approve minutes of July 6, 2021, Planning Board meeting
3. Old Business
 - a. Further discussion of Shoreland Zoning; Shelley Norton (AVCOG) has submitted a redline of the Shoreland Zoning (Chapter 5 Land Use Code) and will be present at the August 3rd Planning Board meeting to discuss with the Board.
 - b. Further discussion of medical marijuana. Shelley Norton will be attending the August 3rd PB meeting to discuss this issue with the Planning Board.
 - c. (per email from Danielle Loring to Chair Gilpatric) Discussion of request brought before Select Board regarding creating a Comprehensive Plan Review Committee. Public hearing scheduled for July 28, 2021, to receive input regarding potential changes to the Village Districts I & II to either remove, amend, or expand commercial uses. Results to be discussed. (per email from Danielle Loring to Chair Gilpatric) Preliminary discussion regarding a proposed bill allowing all properties to have an Accessory Dwelling unit: The Town may want to consider putting some language in their ordinance concerning the number of units allowed, and possibly putting a restriction on the building size (Shelley Norton says to hold off until the bill is actually accepted in its final form). From Kate Dufour to Danielle Loring 7/9/2021: **Accessory Dwelling Units (LD 1312)** – “The amended version of the accessory dwelling unit bill now rests on the Appropriations’ Table awaiting funding. The bill, which allows one accessory dwelling unit on a single family lot provided certain conditions are met, has been identified as a state mandate. As such, the Legislature has two choices: (1) to reimburse municipalities for 90% of the costs associated with the mandate, which has been calculated at \$95,000 annually; or (2) to amend the bill to include a mandate preamble, obligating adoption of the bill by a two-thirds

majority vote in each chamber. Failure to do either authorizes municipalities to decide whether or not to implement the law.”

4. New Business

- a. Letter from current owners of property on Minot Ave, Map/Lot U02-004, submitted to Town Administrator, Danielle Loring, requesting a one-year extension to the time period granted to continue the nonconforming use of the property formerly used for Fat Boys Auto Repair, behind the Minot Post Office. Email from Danielle Loring to Planning Board Secretary: “It is an allowed request under Shoreland Zoning...” “Shelley (Norton) is already aware of this matter and has recommended this course per the ordinance.” Shelley will be at the meeting to help guide the discussion.

5. CEO Report

6. Adjournment

***NOTE: Zoom Meeting ID:** Meeting ID: 998 1483 4394. For meeting password or to obtain call information to listen to the meeting, please email Planning Board Assistant, Norma Dulac, at asstclerk@minot.me.org.