

Millinocket Planning Board
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Minutes of Meeting
March 29, 2022

The meeting convened at 6:31 P.M. In attendance were: Michelle Anderson, Charlie Cirame, Jon Crawford, Avern Danforth, Anthony Filauro, Tom Malcolm and Mike Wallace (Alt.). Absent was Heidi Wheaton. Also attending was Evan Campbell, CEO.

Minutes of the meeting held August 10 2021 was distributed. The minutes were accepted by a 7/0 vote, following a motion by Tom Malcolm and seconded by Michelle Anderson.

Discussion was held to nominate a Chairperson and Secretary to serve the board. After some discussion, a motion by Tom Malcolm was seconded by Jon Crawford for A. Filauro to continue as chair. The motion passed. No nomination was received to fill the Secretary's position and was tabled.

Under new business the board focused on Accessory Dwelling Units (ADU's) that would be permitted in the community.

The board reviewed comments (in bold italics) as follows that were received from the Town Manager in response to questions submitted by the chair:

- What is the purpose of the T.C's request for the Planning Board to investigate ADU's?
- *The purpose is to look at allowing ADU's as an alternative option for long term rents as the housing stock is crunched in it's current state.*
- Is the town lacking residential accommodations or rental accommodations?
- *Yes. I think it is safe to say the town is lacking residential and rental accommodations.*
- Are short term rental properties (STR's) limiting options for long-term residential use?
- *Yes. Short term rental properties are limiting options for long-term residential use.*
- Is there a need to consolidate the community?
- *I am not sure on the consolidation of the community. I remember hearing talk of possibilities with "building up" as in taller buildings with more options for livable space on more floors.*
- Are there aspects of the town's zoning ordinance that should be addressed or revised?
- *I would think zoning would need to be addressed as some areas of town to my understanding do not technical(ly) allow rentals of any kind.*

The board then reviewed two bills currently in the Maine Legislature, LD 1312 and LD 2003 that address ADU's and other aspects of residential housing statewide. Review of the bills was for informational purposes only. Essentially the proposed legislation attempts to increase residential accommodations in-state; however local control over these matters would be restricted. After discussing LD 1312 and 2003, and the response from the Town Manager to questions listed above, the board offered recommendations, to be submitted to the Town Manager, as follows:

1. The town should determine the number of residential properties available for ownership or rent in the community, as it is uncertain if this information is currently available. Approved on a 6/0/1 (abstain) vote.
2. The town should determine the number and location of Short Term Rental properties in the community and the interest of owners to consider long-term rental of the property. Approved on a 6/0/1 (abstain) vote.
3. The town should meet with operators of transient facilities (hotels, motels, etc.) to determine if long-term lodging is an option at their facility? Approved on a 6/0/1 (abstain) vote.

The meeting agenda was not completed and will be resumed at the next meeting. A vote to adjourn the meeting at 8:15 P.M was approved following a motion by Avern Danforth and seconded by Tom Malcolm.

Respectfully submitted,

Anthony Filauro