

Millinocket Planning Board
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Minutes of Meeting
April 12, 2022

The meeting convened at 4:05 P.M. In attendance were: Michelle Anderson, Charlie Cirame, Avern Danforth (arrived at 4:50 P.M.), Anthony Filauro, Tom Malcolm, and Heidi Wheaton. Absent were Jon Crawford and Mike Wallace (Alt). Also attending was Evan Campbell, CEO.

Minutes of the meeting held March 29 2021 was distributed. The minutes were accepted by a 5/0 vote, following a motion by Michelle Anderson and seconded by Tom Malcolm.

Discussion was held to have a secretary serve the board. A volunteer did not step forward, nor was a nomination offered. The chair will continue to fill the secretary's position.

Under old business the board focused on options to increase long-term residential and rental accommodations in the community and the Town Council's request to investigate Accessory Dwelling Units (ADU's).

The board reviewed zones in the ordinance where single family residential use is permitted in the community and restrictions which limit such use, as follows:

The R1 zone does not limit the types of residential accommodations permitted within the zone. The R1 zone was not further discussed by the board concerning this subject area.

The board focused on the R2 zone which permits a single family detached dwelling or a two family duplex dwelling to be constructed. The board reviewed other types of accommodations suitable for residential use and approved for consideration, by a 5/1 vote, the following types of accommodations: single family mobile homes, and multifamily dwellings for three or more families, including apartments and grouped houses. The board did not approve, by a 5/1 vote, that a mobile home park should be allowed in the R2 zone or, by a 6/0 vote, that row houses should be permitted.

The board turned its attention to the RD zone which has similar restrictions to residential accommodations as outlined for the R2 zone; however the RD zone is relatively undeveloped and has potential for other types of residential accommodations. Based upon a 6/0 vote, the board approved for consideration, the following types of residential accommodations in the RD zone: two family dwelling duplex units; multifamily dwellings for three or more families, including apartments and grouped houses, and mobile home parks.

In the DC zone, mobile home parks are prohibited. The board approves maintaining that restriction due to the limited size of the DC zone and its current state of development.

The HC and NC zones are similar to the R1 zone and do not restrict the types of residential accommodations permitted within the zone. These zones were not further discussed, in this regard, by the board.

Due to time constraints, the board did not address possible changes to sections 125-33 and 125-50 of the zoning ordinance, or how ADU's could be accommodated in the community. These subject areas will be discussed at a future meeting.

The meeting adjourned at 6:14 P.M, by a 6/0 vote, following a motion by Tom Malcolm and seconded by Michelle Anderson.

Respectfully submitted,

Anthony Filauro