

Millinocket Planning Board
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Meeting Minutes
May 11, 2022

The meeting convened at 6:32 P.M. In attendance were: Charlie Cirame, Avern Danforth, Anthony Filauro, Mike Wallace (Alt) and Heidi Wheaton (arrival at 6:40 P.M.). Absent were Michelle Anderson, Jon Crawford, and Tom Malcolm. Also attending was Evan Campbell, CEO.

Minutes of the meeting held April 27, 2022 was reviewed and accepted by a 5/0 vote, following a motion by Avern Danforth and seconded by Mike Wallace.

Under old business the board focused on the Town Council's request to investigate Accessory Dwelling Units (ADU's). Board members discussed residential housing in Millinocket; however no action was undertaken concerning ADU's being accommodated in the community due to the recent passage of legislation. H.P.1489-L.D.2003 concerning ADU's was approved and becomes Maine law (PL 2021) after ninety days of ending the legislative session, per MMA. Changes to Millinocket's zoning ordinance concerning ADU's will be discussed after receiving advice from MMA.

The board reviewed proposed changes to Millinocket's zoning ordinance, as recommended at past meetings held April 12 and April 27, 2022. Proposed changes will go to public hearing:

April 12, 2022 Minutes

In the R2 zone, the board approved single-family mobile homes, and multifamily dwellings for three or more families, including apartments and grouped houses. The board did not approve mobile home parks or row houses

In the RD zone the board approved two-family dwelling duplex units; multifamily dwellings for three or more families, including apartments and grouped houses, and mobile home parks.

April 27, 2022 Minutes (Section 125-50):

In the R1 zone, maximum building height of a principal structure was increased from 40 feet to 50 feet.

In the R2 zone, maximum lot coverage was increased from 25% to 30% and maximum building height of a principal structure was increased from 30 feet to 40 feet.

In the RD zone, maximum lot coverage increased from 20% to 30% and maximum building height of a principal structure was increased from 30 feet to 50 feet.

In the DC zone, maximum building height of a principal structure increased from 40 feet to 50 feet.

In the HC zone, minimum road/shore frontage decreased from 200 feet to 150 feet and maximum building height of a principal structure increased from 40 feet to 50 feet.

In the NC zone, minimum lot size was reduced from 7,500 sq. ft. to 5,000 sq. ft. and maximum building height of a principal structure was increased from 30 feet to 40 feet.

Upon completion of business, the meeting adjourned at 7:40 P.M, following a motion by Mike Wallace and seconded by Heidi Wheaton.

Respectfully submitted,

Anthony Filauo