

**April 13, 2022
Planning Board**

- Chairman, Naomi Doughty, called the meeting to order.
- Members present: Naomi Doughty, Tom Wheeler, Ernestine Hutchinson, Stan Wilcox, Nancy Stowell, CEO Mike Stephenson.
- Conflict of interest: None.
- Approval of minutes: Tom made a motion to accept the minutes of the March meeting as presented. Naomi seconded. All were in favor.

New Business:

Tyler Jamison

Map 23 Lot 17

Future project to place a tiny home on a lot of 7,640 sq.ft. or .44 acres. There is already a dug well and an outdated septic system on the property that once serviced a trailer located on the lot. There is approximately 200' of road frontage. The problem lies in the fact that this is a non-conforming, grandfathered lot and has been vacant for many years. There would be no problem if the tiny home was hauled in after 12 months of the trailer leaving the site.

Weld Building Ordinance:

ARTICLE 12.1 - The minimum lot size for a residential structure, with the exception of seasonal use under the Shoreland Zoning Ordinance will be 50,000 square feet.

ARTICLE 13. Non-Conforming Uses (Grandfather Clause)

13.1 - Any lawful use of building, structures, premises, land or parts thereof existing at the effective date of this ordinance or amendments thereto and not in conformance with the provisions of this ordinance shall be considered to be a nonconforming use.

13.2 - Any non-conforming use may continue and may be maintained, repaired and improved. No such non-conforming use may be expanded, changed to another non-conforming use, replaced, or renewed after it has been discontinued for a period of 12 calendar months or more, without a permit from the Planning Board.

Tom made a motion to table the Jamison application for the placement of a tiny home until there is more research on the topic in Maine statute. Ernestine seconded. All were in favor.

Maine Tiny Home Laws

<https://tinyhomesofmaine.com › maine-tiny-home-laws>

Mar 18, 2020 — Any **Maine** town can opt to allow placement of a **Tiny Home** on a piece of property as a primary residence or accessory dwelling by citing the ...
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AUGUSTA — Maine residents who have been dreaming of owning a tiny home do not have to wait much longer.

Last month, Gov. Janet Mills signed L.D. 1530 into law, defining what a tiny home is, and giving them the same status as traditional single-family dwellings. The law takes effect this fall, making it easier for people to live in tiny homes as a primary or accessory dwelling.

Under the bill's definition, a "tiny home" must be no more than 400 square feet in size and counts as a dwelling if built on either a standard foundation or wheeled platform towable by a vehicle. Semitrailers, camp trailers, recreational vehicles or manufactured housing do not qualify.

"Following the recently signed state law, we are allowing people to put a tiny home any place that a single-family dwelling is allowed," said Jimmy Buzzell, land use planner for the city of Lewiston. "Any lot that you're allowed to put a family home, you can put a tiny home on. You have to meet the standards of single-family homes and the requirements under Maine state law."

Nancy will do more research before the next meeting.

Heidi Stowell Nichols

Map 34 Lot 11

Application to replace existing stairs and build a deck.

On July 13, 1993 the 2 camps on M34 L11 were granted a once in a lifetime expansion of 30% for all buildings. The addition of a deck, especially on the lake side of the cottage, would increase the footprint of the structure. Naomi made a motion to deny the application because of this lifetime expansion of 30% made in July 1993. Ernestine seconded. All were in favor.

Stanley Wilcox

Map 25 Lot 27

.8 acres — add attached garage 24' x 30'

Including the proposed garage, the total coverage of buildings would be 5.23% of the lot. Naomi made a motion to approve the proposed garage. Ernestine seconded. All in favor.

Stanley Wilcox

Map 3 Lot 92

3.5 acres on the Cushman Rd. (Renew permit from June 2019)

Naomi made a motion to renew the original Wilcox application made in June, 2019. Ernestine seconded. All in favor.

Michele & Bill Jefferey

Map 3 Lot 28

Application for addition to existing home

There was no explanation, diagrams, or architectural drawings to describe the structures/ tower to be built on the concrete slabs as indicated on the topographical sketch from Acme Land Surveying. Naomi made a motion to table the permit until a more detailed description of proposed structures and their uses is submitted. Stan seconded. All were in favor.

Clinton Bradbury

Map 27 Lot 28

Application to demolish the existing camp on FL#11 and to rebuild new with 30% expansion and 10 feet further from lake.

The new camp will occupy 14.5% of non-vegetative surfaces of the allowed 20% in SLZ. A LPI will be coming to inspect the septic situation and move the system further from the lake. Tom made a motion to approve this application pending the LPI inspection. Stan seconded. All in favor.

• Adjournment

Respectfully submitted,


Nancy Stowell, Secretary