

Growth Planning Committee
January 16, 2024
Minutes

Attendees: Dan Saunders, Chair, Paul Hogan, Jane Evelyn, Liz Johnson, James McMann; Marybeth Gilbert, Selectman Representative, Galen Weibley, Director of Planning and Development

Guests: none

Dan convened the meeting at 6:00pm.

Reviewed 1/2/24 minutes; motion to approve by James, Paul 2nd, all approved.
Clarified: Marybeth as Select Board member cannot vote.

The meeting's main goal was to continue to discuss the proposed Land Use Ordinance Changes (LD2003).

Discussion:

- Re 240-7.1: Reviewed Galen's memo of 1/11/24
- Can't make "non-conforming" more "non-conforming"
- Growth Permits -max 40/year, excludes Affordable Housing which is 10% of total 40.
- Reviewed Accessory Apts
 - How to monitor/enforce min 6 mo lease; elimination of cooking facilities if owner violates? Discussion to continue. Galen will ask other code officers what their towns are doing.
 - Owner can move into Accessory Apt min 6 mo/year and rent their main house for short term rentals with rental permit.
- Reviewed Paul's draft for revisions to Storm Water/Drainage; agreed adding to document. Galen stated that Kport does not have robust stormwater regulations, and he's excited to make changes and promote more sustainable growth.
- Re 240-7.15 Affordable Housing density
 - GPC needs to review Growth Area map
 - discussed 30 vs 90 yr; agreed to keep wording "at least 30 years" offering option to extend at that time.
 - Galen to confirm "affordable housing" subsidized by govt
 - Heritage Housing Trust is different entity; homeowners pay house tax, not property tax

Our next meeting scheduled for Tuesday, Feb 6, 2024.
Meeting adjourned 8:01pm

Respectfully submitted,
Liz Johnson
Secretary