

Planning Board Minutes
Wednesday, 16, November 2016
Mallett Hall
7:00 PM

Members present: Ron Hodsdon, John Bowdren, Liza Nichols, Matt St. Cyr, Russ Schmidt

Members absent: alternates Jerry Gould and Shawn Bennett, planner Tony Dater

Guest: John Rodrigue came in at 8:25

1. Call to Order: at 7:04 by the Chair

2. Secretary's Report: 10/19/16 meeting minutes – p.1, the second "Members present" corrected to *Members absent*; p.2, #6, line 3, "is" corrected to *his*, line 8, the addition of *if* so as to read "to see *if* Ryan saw any problems." On a motion by John, seconded by Hutch, the minutes were so moved and accepted as corrected and amended.

Workshop minutes of 11/9/16 – on a motion by Hutch, seconded by Russ, the workshop minutes were so moved and accepted as presented.

3. Old Business: None

4. New Business: None

5. Discussion: We reviewed Tony's Draft #2 of the Driveway and Driveway Entrance Ord. Application and Checklist. On p.2 Hutch wondered about #5 that asks about dimensional requirements for Single Lots; we decided to remove "single" so it would pertain to all lots. On a motion by Liza, seconded by Hutch, the App. and Checklist was deemed complete and so moved and accepted with the mentioned correction. Liza will see that Scott gets it for the office and website.

Tiny Houses:

Hutch said he had been unable to find any information in ME on tiny houses. Herman's ordinances, he said, are about as lengthy as Portland's. He came across an email from the Ryan (CEO) from last August who has an interesting take on tiny houses; he suggested we all re-look at it.

Regarding size requirements for tiny homes and because the town deems houses must be at least 600sq', Liza suggested that tiny homes on wheels be 96 – 400sq' and that tiny homes up to 600sq' must be on a foundation of some sort. Russ said that state and federal regulations don't allow for wheeled homes to be legal buildings (mobile homes being an exception), they specifically say "No wheels" and while we might go ahead with tiny homes on wheels the CEO is

unlikely to turn a blind eye to it. Matt wondered about some sort of disclaimer that the owner assumes all liability and responsibility. Hutch said that he would meet with Ryan and get his take and invite him to join our next workshop or meeting.

We then talked about moving ahead with tiny homes only on a foundation, as a single dwelling on a lot and/or as an owner-owned accessory dwelling. Matt said it would have to have a full septic system. What about size? Russ thought that as long as the house can meet IBS codes for safety, electricity, plumbing etc. it could be any size it wants. He said that the IBS is working on codes and that a blog to watch can be found on the web – RB 168-16-tiny house.

John Rodrigue came in and we informed him we were considering homes on foundations only, with wheels not an option and will be looking for input from the CEO. John B. asked John R. where the 96sq' had come from; the IRSC talks about 120sq' as a minimum. He replied that figure was just to get the conversation started.

We decided table solar farms discussion.

7. December agenda: Tiny Houses and Solar Farms

8. Adjournment: at 8:48 PM

Respectively submitted,



Liza Nichols, Secretary