

Planning Board Minutes  
Wednesday, 21, September 2016  
Mallett Hall  
7:00 PM

Members present: Ron Hodsdon, John Bowdren, Liza Nichols, Russell Schmidt, Matt St. Cyr, planner  
Tony Dater

Members absent: alternates Jerry Gould and Shawn Bennett

Guests: Jim Boyle, Gary Mortenson, John Fox, Ellen O'Roak, Dan Osgood, John Rodrigue, Jon Morris,  
Chad Merrill, Bill Schmidt, Wendy Pollock

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

2. Secretary's Report: meeting minutes of 17, August – first page "tine" corrected to *tiny*. On a motion  
by John, seconded by Russ, the minutes were so moved and accepted as corrected.

(As Tony had not yet arrived we skipped 5. Discussion and went right to 6. Other)

6. Other: Hutch addressed the public about ordinances. Jim Boyle had questions about forming a  
Backlot. He is considering buying June Tucci's property on the Allen Rd. (see emails of Sept. 9, attached)  
and wanted to know the process. Hutch explained that since the property is part of a prior Subdivision a  
backlot division would come to the Planning Board; driveway specs must be met; there has to be a  
deeded ROW though that is not necessarily where the driveway must go.

An article in the Tri-Town Weekly about John Rodrigue's tiny house brought the majority of those  
present to the night's meeting. John reiterated much of what he told us last meeting – that he is in the  
information gathering process; states are either amending ordinances or writing new ones for tiny  
houses; he is currently living in the Park; and that his is willing to endure the bureaucratic process  
around creating standards for tiny house living. He said he had recently attended a conference in  
Vermont where the tiny home movement was likened to mobile homes in the 1960s. Mobile homes  
had a bad start, something tiny home aficionados would like to avoid, but they have evolved now into  
something quite different and acceptable.

Hutch mentioned that John (Bowdren or Rodrigue?) had come up with a definition that seemed pretty  
clear. (The Secretary has no record of what definition this refers to.) Hutch said he feels that treating  
tiny homes as an accessory dwelling may be the way to go.

Matt mentioned that enforcement is always an issue especially in small towns with limited resources.  
Gary Mortenson mentioned that as a real estate agent he has been involved with someone in Saco who  
makes tiny homes.

Ellen O'Roak said she is excited about the idea of tiny homes as a way for the next generation to own a  
home and felt towns should be embracing them. She further thought that Pownal could be a model for  
the state in developing guidelines and giving people the opportunity to own a home.

Bill Schmidt asked why they can't be considered mobile homes. The answer is that the state has  
standards for mobile homes that tiny homes don't meet, most notable a minimum size requirement.  
Someone else wondered about RV certification, but RVs are considered seasonal only.

Matt asked John about removing the wheels and putting his house on a slab. John said he could but ideally would like to be able to move his home from time to time. Matt wondered about finding a way to compromise.

Wendy Pollock spoke for the need to think creatively, referencing a new green building at Hampshire College that required tinkering with codes in order to make it a reality. She sees tiny houses as a future for the planet.

Russ said he had found two towns in the country that, in fashioning tiny home ordinances, have gone through the building codes and removed or altered requirements. Chad Merrill thought we should look at those and adopt what they had done rather than write our own ordinance.

John Bowdren said that he is still not sure about the permanent foundation versus wheels issue and how it would affect taxation. Matt also wondered about taxes, use of town facilities, what is a fair approach. Liza didn't understand why the Zoning Ordinance couldn't be amended to include tiny houses since the issues raised are zoning issues. Russ said that removing MUBEC (ME Uniform Building & Energy Code) codes requirements can only be done legally by an ordinance. Regarding taxes Russ said the process, taxing house and land, is pretty cut and dried and that the size of the home is not so much a factor. That, Chad said, is why the Board should look at other towns and tweak the work they have done to fit our situation.

Hutch thought we should look at both tiny houses on permanent foundations and on wheels. How did the rest of the Board want to go? Tony said that looking at other towns is the way to go; he has a question on foundation vs wheels – he favors a definition for tiny homes and a second definition for homes on wheels which could be a subsection of RV specs.

Liza said we need to resurrect the workshops.

Russ said we need to have public input up front before we get too far along. Others thought we should not involve the public until we have things to put before them that we have looked at and discussed/hashed out.

#### 5. Discussion: Backlot Application and Checklist draft

P.2 – we removed a line; P.3 – we added a signature line for the PB

Russ asked what the application fee is; have the Selectmen set it? We would ask for a Subdivision fee if a Backlot came to us so assume the fee for Backlot would be the same if it went through the CEO as does the Single Lot fee. Liza will check with the Selectmen.

Tiny will update the application drafts. Liza will get the Single Lot App. and Checklist to Scott.

#### 7. October Agenda: Backlot Application and Checklist

Driveway Ordinance Application and Checklist

Tiny House definition – on foundation and wheels

Solar farms

#### 8. Adjournment: 9:45 PM

Respectively submitted,



Liza Nichols, Secretary