

**NORTH HAVEN SELECT BOARD
JANUARY 12, 2022
5:00 P.M.**

JOINT MEETING WITH THE PLANNING BOARD VIA ZOOM

MINUTES

BOARD MEMBERS PRESENT: Bruce Gilman, Patsy Lannon, and Jeremiah MacDonald
 BOARD MEMBERS ABSENT: Alex Curtis, Jonathan Demmons
 PLANNING BOARD MEMBERS: Jeff Crawford, Pat Curtis, and Jamien Shields
 TOWN ADMINISTRATOR: Rick Lattimer
 OTHER PERSONS PRESENT: Kat Alexander, Amilia Campbell, Mia Colloredo-Mansfeld, Faye Grant

- 1. Call to Order 5:00**
- 2. Approval of Minutes of January 5, 2022 – Motion made by Lannon, seconded by Gilman
Approved 3-0-0**
- 3. Public Comment** — Alexander and Campbell both stated they were present to support the community visioning process and to represent the North Haven Collective
- 4. Old Business**

a. *Land Use and Shoreland Zone Ordinances* – The Select Board met with the Planning Board in a joint session to discuss both the new Land Use Ordinance and the Shoreland Zone Ordinance. The Shoreland Zone Ordinance will be based on the State’s model ordinance. The specific purpose of the meeting was to allow the two boards to discuss the minimum lot sizes in the zoning districts and the shoreland zone overlay. A recent community survey on these questions produced these responses:

District	Current Minimum	Proposed Minimum	Results
Village District	20,000 sq. feet	8,000 sq. feet	62.8% support 8,000 sq. feet 31.1% want a larger minimum 4.73% want a smaller minimum
Shoreland Zone in Village District	3 acres (130,680 sq. feet)	State Minimums: <ul style="list-style-type: none"> • 30,000 sq. feet in tidal zone • 40,000 sq. feet in non-tidal zone 	62.8% support the State minimum lot sizes 35.8% want a larger minimum

Rural District	2 acres (87,120 sq. feet)	1 acre (43,560 sq. feet)	69.6% support 1 acre 27% want a larger minimum 3.38% want a smaller minimum
Shoreland Zone in Rural District	3 acres (130,680 sq. feet)	2 acres (87,120 sq. feet)	56.8% support the State minimum lot sizes 31.8% want a larger minimum 8.78% want a smaller minimum

The boards discussed these results. Included in those discussions were questions concerning limiting short-term rental units, ensuring building and usage do not negatively impact our water supply, and finding ways to make sure zoning changes have the effect of creating more year-round housing – not just seasonal housing. Lattimer suggested these issues warrant legal analysis and options, but they might be better addressed in one or more separate ordinances. They can also be addressed concurrently with moving toward the required public hearing.

Members of both boards suggested looking at other Maine municipalities to see what ordinances they have enacted to help with these challenges.

The Select Board agreed that recommending changes to our zoning ordinances is a first step; there are other concerns to work through.

Select Board motion to incorporate the minimum lot sizes set out in the survey into both the draft Land Use Ordinance and draft Shoreland Zone Ordinance and to bring both ordinances to a public hearing as soon as possible, made by Gilman, seconded by Lannon. Approved 3-0-0

The Planning Board discussed this question and decided to incorporate the minimum lot sizes into the draft ordinances. The Planning Board said it would consider the timing of bringing the draft ordinances to a public hearing in its own separate meeting.

Planning Board motion to incorporate the minimum lot sizes set out in the survey into both the draft Land Use Ordinance and draft Shoreland Zone Ordinance, made by Crawford, seconded by Shields. Approved 3-0-0

[At this point, the Planning Board left the joint meeting and the Select Board continued with its own meeting.]

b. *Community Vision Statement & Objectives*

Lattimer reviewed the Community Vision Statement and Priorities that have been developed in response to the survey and meetings from August through November 2021. He explained the process used to prepare both and expressed his thanks to everyone who participated, and especially the group of eleven people who helped draft the Vision Statement itself.

Lattimer presented the Board with this statement and recommended the Board formally adopt it and authorize its presentation to the Community:

North Haven is a remarkable island community – resourceful, caring safe, and inclusive – committed to sustaining a thriving year-round economy, stewarding our natural resources, and preserving scenic beauty for current and future generations.

Motion to adopt the adopt the Vision Statement as drafted and authorize it to be presented to the Community made by Lannon, seconded by Gilman

Approved 3-0-0

Lattimer next presented the Board with these three Priorities and objectives:

1. Access to Housing

Objective: Increase the availability of affordable year-round housing rental and ownership opportunities.

2. Workforce Development & Economic Diversification

Objective: Foster a diverse economy that sustains both a year-round workforce and the human infrastructure (childcare, healthcare, education) needed to support that workforce.

3. Environmental Sustainability & Climate Change Impacts

Objective: Take actions that support environmental sustainability and address the impacts of climate change on the island.

Following a discussion about the priorities and the proposed means of addressing them, the Board moved to adopt them

Motion to adopt the adopt the Priorities and Objectives as drafted and authorize them to be presented to the Community made by Gilman, seconded by Lannon

Approved 3-0-0

5. New Business - None

6. Other – None

7. Adjournment — Motion to adjourn at 6:03 made by Lannon, seconded by Gilman
Approved 3-0-0