

## **SORRENTO TOWN PLANNING BOARD: MINUTES OF 10/5/2023 MEETING**

PRESENT: Tom Bailey, Bob Worrell, Beth Clark

Mike Gurtler, Diana Gazis

The meeting was called to order at 5:05 PM

### **NEW BUSINESS:**

**Hilly Cray tendered her resignation** from the Board due to her recent election to the Town Select Board. The board members present, Tom, Bob, and Beth voted to regretfully accept Hilly's resignation. The board will consider seeking new members to replace Hilly, along with possible alternates. The need for a response to the upcoming comprehensive plan will require a full working board to review and update our existing LUO to conform to the objectives of the plan.

**LD 2003** was the principal topic of discussion. Mike Gurtler said we will need to revise and amend our land use ordinance by **July 1, 2024** to add language which adopts the state mandated housing density rules which are intended to increase affordable housing opportunities in Maine. The amendments to the existing town ordinances will require a special town meeting for their adoption. Mike noted the timeline would start with Planning Board drafting of a Sorrento tuned ordinance, review by the town attorney, a public hearing and the subsequent special town meeting.

### **Other business:**

- Mike circulated copies of the MMA Manual for Local Planning Boards: A Legal Perspective for the use of an to inform board members in the role and duties of the planning board.
- It was noted that the lack of a Board of Appeals complicates the Town's land use enforcement practices.
- There is activity at the state level with regard to short term rental regulation.
- In the interests of transparency Bob reported that his garage project includes a second floor office/work space.

The meeting was adjourned at 5:45PM, **The next meeting will be inperson at the Town Office Thursday, November 2, 2023 at 5:00 PM.**

