

**Town of Limington**  
**Planning Board Workshop**  
January 22, 2024

The members gathered to work on drafting Ordinance language for the LD 2003 law to incorporate into Limington's Ordinance.

Board Members Present: Joyce Foley, Darryl Hubbard, Victoria Kundishora and Grace Davis.

Absent: Pete Langevin and Bob Gervais.

Staff present: Donna Sawyer, Secretary and Craig Galarneau, Code Enforcement Officer.

Other: Lee J. Feldman

Lee Feldman began by saying the law is different on a town-by-town basis. The language will be different because of what is already in any towns' Ordinance language. There are certain aspects of the law that do not pertain to towns like Limington and he is ready to discuss them tonight.

Mr. Feldman explained the easiest way to address the three aspects of the law as follows:

**1) Affordable Housing Development** and that pertains to someone coming into a town and wanting to build a large apartment complex. The only way they can get the credits is by doing an affordable housing development. A town needs to have public water and sewer or are in a HUD public housing growth area. He referred to a map where public growth areas were depicted in blue. Limington does not qualify because it has neither public water nor sewer. Therefore, that piece of the law cannot be used in Limington.

**2) The second aspect is the 2 to 4 units.** If the town has a 3 acre requirement for a single family dwelling and one wants to build 2 units on a lot, the owner must have an additional 3 acres to qualify. If one wants to have 4 units, the parcel of land must have public water and sewer service.

Mr. Feldman referred to Limington's Dimensional Requirements Table on page 71 that states a single family dwelling must have 653,400 sq ft in RC (Resource Conservation District), 120,000 in RU (Rural District), 60,000 sq. ft. in RE/V (Residential/Village District). Per Mr. Feldman, an asterisk placed next to the lot sizes in that table with an explanation at the bottom of the page that indicates the Dimensional Requirements must be doubled. Language would be something like "if a second unit is proposed, then the minimum lot size will double. "No increase in frontage is required" and probably should be added with the asterisk".

**3) Accessory Dwelling Units** under the law says that they shall be permitted wherever single family homes are allowed. Mr. Feldman said that Limington's definition for accessory dwelling unit is defined in Limington's ordinance. The Board members discussed 600 sq. ft. or 800 sq. ft.

Mr. Feldman moved to the Shoreland Zone on page 69 and suggested adding a **“S.9.” which says an accessory dwelling must comply with shoreland zoning regulations.**

The only other change Mr. Feldman suggested is on page 115 to add a **“accessory dwelling”** on page 115 in the Ordinance and add: **Accessory Dwelling under elderly housing.** It should state **“Accessory dwelling”** and under parking add, **“No additional parking required.”**

Mr. Feldman stated that he felt no other changes need to be made to Limington’s Ordinance to meet the requirements of LD 2003.

Mr. Feldman said he would now answer any questions from the Board.

Craig Galarneau asked about tiny homes. Feldman said tiny homes must meet Ordinance requirements just as any new home built and that includes setbacks. The only requirement for tiny homes is allowing for a small footprint which can be no larger than 400 sq. ft. Further, the Ordinance could specify in an overlay where tiny home development is allowed. Other issues concerning allowing tiny homes coming in is on wheels, etc

In an effort to prevent removal of a tiny home within 180 days, an ordinance needs to be specific to allow them to be placed on a cement slab or frost wall or the Town cannot assess taxes.

Chair Foley asked what should be considered if an owner wants to build a tiny home? Mr. Feldman stated that a definition for a tiny home be added to the ordinance indicating that they cannot be larger than 400 sq. ft. and in our Performance Ordinance in land uses. Mr. Feldman said that a tiny home should be added on page 190 by adding a T.2.U. Doing this sets up the performance requirements. Septic systems need to be included in the language and composting toilets will not be allowed.

Victoria Kundishora asked Mr. Feldman and Craig Galarneau, how is the town responding to this question if someone comes in and wants to build a tiny Home? It is a gray area right now in our ordinance. Feldman said he has worked with another town on this issue and will forward the language to the Board.

The remainder of the meeting was spent talking about general questions as to where other towns are in this process, and general questions from the members present.