

# Town of Washington

## Planning Board Summary

February 13, 2024

Attendance: David Studer (CEO), Seth Anderson, Samuel Collins, Steve Ocean (Alt.), Erick Anderson (Alt.), Micah Nelson (Chair), Will Cassis  
Absent: Kristie Grant (VC/S)

Public Attendees: Wesley Daniel, Mitchell Garnett, Mary Anderson, Jen Evangeles, Sean M Donaghy, Sarah Masters, Charlotte Henderson, Katherine Grinnell

Public Hearing re: the proposed changes of definitions and LD2003  
Hearing opens at 7:00 p.m.

LD2003 has passed on the State level to encourage and remove barriers to development. The Town of Washington is proposing some changes to the definitions in the current ordinances in order to be in compliance with the new State law. The new law would make it easier for homeowners to add up to two accessory buildings on their lot that could also be used for residential purposes. Dave Studer pointed out that some zoning districts need to take the minimum lot size into consideration and that the law allows additional buildings, but they still need to meet Town and State building codes. Will Cassis notes the new law will take affect and that the Town must be in compliance however the community needs to be protected from potential abuse of the new law. Jen Evangeles asked if there was a limit only on the accessory buildings? (190 sq ft min- 800 sq ft max) Micah Nelson stated that the primary home could be any size but to be considered an accessory it must conform to the definition. Kate Grinnell asked about the proposed ordinances regarding multi-family units and if there would be any restrictions? Multi -family units are only allowed in 4 out of the 9 zones in town, the proposed limit so far only addresses the number of living units per building (4 to 6) and accessory buildings are not permissible in such developments. There is currently a moratorium in effect to limit to 10 living units, but it will run out in July. Dave Studer questioned if nonresidents (vacation homeowners, rental properties) were allowed to add the accessory buildings to their properties? Micah Nelson observed that in the State law there are no provisions to stop it and the potential for abuse is apparent. Jen Evangeles asked what were the consequences if the Town wasn't in compliance with the law? Steve Ocean answered that the Town ordinances were stricter than the State laws which if challenged in court the State would prevail. The Planning Board will be watching for conflicts in other communities and seeing how they are resolved. The changes will be presented to the public at the Town meeting.

Public Hearing closes 7:35 p.m.

## Planning Board

Will Cassis motions to approve the summary from January. Seth Anderson 2<sup>nd</sup> , all in favor, the January summary is approved.

Planning Board would like to welcome David Studer as the Code Enforcement Officer. He is currently working with the Town of Friendship and has been doing code enforcement since 1989. Steve Ocean mentioned that the Board hasn't received a CEO report in a while and would like to return to the standard. Dave Studer is familiar with procedure and informally noted he had done 3 plumbing permits since the first of the year. CEO report will be added back to the agenda.

Meeting adjourned at 7:45 p.m.

Respectfully submitted,  
Kelly Hassanein