

## Dave Cota

---

**From:** cvceo@roadrunner.com  
**Sent:** Thursday, April 18, 2024 4:45 PM  
**To:** Dave Cota  
**Cc:** Brian Demshar; Tim Flight  
**Subject:** Accessory Dwelling Housing Units - LD 2003 for Select Board Knowledge

Dave,

Hoping you can share the following with the Select Board for their knowledge and forward planning-

The State Legislature passed LD 2003 in fall of 2022 to enact several housing efforts on all organized Municipalities in Maine, with an adoption date dictated by the State for July 1, 2024. The Planning Board had spent much of 2023 on development of the contract zoning language and has been spending workshop time now on this matter.

The necessary amendments to our Ordinance being required by the passage of the law are being developed by the PB

- That will make allowances for "Accessory dwelling units" – that in short are allowed as a second dwelling on any conforming property that can have a first dwelling
- for density bonuses for developers that prove they are several the community with "Affordable Housing" as defined by State limits,
- an allow for multifamily dwelling in any district that allows Single Family Dwellings

The PB wished to try to bring something to the Town at the June Special Town meeting. They are gathering on 4/25 to continue developments of language, and might meeting again 2 or 3 weeks later to nail down, then need to notice for 2 weeks and hold a public hearing, and then ask the SB to place the proposed amendments on the June T.M. Warrant, likely on 6/17. Along this timeline, if all holds, I would foresee that the SB might need to gather on or after 6/3 to be able to include the zoning amendments. Would the SB see that manageable, or do we need to consider other timelines?

Respectfully,  
Chris

Christopher Parks  
Town of Carrabassett Valley, CEO & LPI  
Office – 207-235-2504  
Cell - 207-649-4810  
[cvceo@roadrunner.com](mailto:cvceo@roadrunner.com)

