



PLANNING BOARD MINUTES

May 28, 2026 – 6:00 p.m.

1. ROLL CALL

Ed Bearor (Chair), Chelsea Eaton, Maureen Hopkins, Kathy Shaw, and Andrea Westbye

Absent: Riley Bergeron, Tim DeRoche, Bob Hayes, and Bilal Hussein.

Staff members present: DeCarlo Brown (Planning Director) and Sam Peikies (Planning Coordinator) (arrived at 6:30 p.m).

Ed introduced DeCarlo Brown, the Planning Director.

DeCarlo gave brief overview of his background and outlined his responsibilities in his role with the Planning Board.

2. NEW BUSINESS

- A. PUBLIC HEARING: L.D. 1829/2173 “An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Housing Density”. Staff presented proposed ordinance changes to Chapter 60 Zoning to increase housing density.

DeCarlo gave an overview of land use changes LD 1829 and LD 2173 stating that State law made changes to the lot size and density standards based on location and availability of public water and sewer. He explained there are 19 requirements and each requirement from the state results in several changes at the local level. He reviewed the steps the Board will need to take to update the ordinance, how the Comprehensive Plan affects the changes, and the timeline. A workshop was scheduled for after the regular June 16th Planning Board meeting.

3. ADJOURNMENT

The meeting adjourned at 7:32 p.m.