

## **Fryeburg Planning Board Meeting**

**Date: July 25, 2023**

**Members in Attendance:** Patrick Emery- Chair, Tom Rebmann-Vice Chair, Edy Kizaki- Secretary, Stephen Chase, Eli Goodwin, Edward Price- Alternate, Greg Hatch-Alternate. In audience: James Tyrrell, Katie Haley, Greg Huong-Dale (arriving later)

**Call to Order & Establish Quorum:** Meeting called to order by Partick Emery, quorum established at 6 pm

**Review and Approval of Previous Month's Minutes:** correction to minutes- strike "current" from STR discussion regarding fees. This has been corrected in June minutes. Motion by: P. Emery Seconded by: T. Rebmann  
Vote: minutes accepted with correction

**Current Business: STR Performance Standards:** Price will have more complete info at next meeting in August, did not have enough time to be able to present information at this meeting. Chase suggested that board wait for Price's draft and members review before August meeting. Goodwin suggested that the Town Attorney may have pertinent information as well. Kizaki mentioned that there are 84 properties listed on Airbnb alone, she will look at other platforms as well, i.e.; vrbo, homeaway, vacasa, etc.

A discussion ensued about different types of STR rentals from single room within a dwelling to whole homes. Rebmann mentioned that even unincorporated areas are having challenges with STR's and that there is no enforcement available in most places. Chase raised the idea of STR's as being considered an "in-home business" in some ways. Goodwin countered that there are restrictions/definitions since you cannot have a fireworks store in your home. He then suggested perhaps allowing only owner occupied STR's in rural zones (promoting tourism more in village settings), and grandfathering existing ones in an attempt to control the use of homes being bought to be used as income generators (second homes). Tyrrell mentioned that by doing so , it may decrease taxes for lake owners, but would increase taxes for village dwellings. Chase reminded everyone that Maine State law does not allow discrimination of out of state owners, and regardless of how planning board individuals may feel, whatever they propose for regulations/conditions must also pass muster with the Select Board and the voters. (so that it is fair to all).

**LD2003 Discussion:** Goodwin stated that he is looking forward to meeting with Lee Jay Feldman and being able to ask questions. Chase suggested that a workshop meeting be scheduled through the Code Enforcement office. Kizaki suggested that it be scheduled either two weeks after the next meeting or, if possible, at 5 pm (just before) the next meeting. K. Haley will co-ordinate with Frank Polak, Code Enforcement Officer. Haley also mentioned that LD2003 document is compliant with state laws and that it is necessary to maintain 40 thousand square feet minimum lot size, must also upgrade septic, and comply with all other regulations. Goodwin asked about trailer parks and temporary structures. Goodwin may not be able to attend next meeting, but will prepare questions and have them ready.

**Sign Revision:** Price has been working on this. Goodwin suggested changing the sign height from 25 to 15 feet. Also mentioned that our regulations need to be in compliance with Maine DOT regulations, and to consider incorporating those regulations into the Town's. Price stated that MEDOT does regulate political signage in certain areas. Goodwin stated that it looks great and expressed thanks for all the hard work that has been put into this.

A discussion on the aesthetics of signs ensued, a very controversial topic. Rebmman suggested restricting the amount of lumens. Rebmman was not in favor of eliminating LED signs, but does not object to internally lit signs, as most are LED now. Chase agreed that restricting the lumens is a good idea to keep too much light from shining on other's properties. Rebmman stated again that he is not in favor of eliminating internally lit signs, citing the infamous Hiram Hussy Sign (reclining Venus),( is it art, or is it pornography?) Goodwin brought up lumens vs Dark Skies. Rebmman responded with suggesting an umbrella clause for signs, (roof over the light and light shining downward, so as not to be lighting the sky). Kizaki suggested limiting signs to two colors only, Goodwin responded that it will cause a lot of trouble. Haley stated that a flashing sign is not in compliance with town ordinances i.e.; the Glass Cook sign has never been in compliance. Goodwin inquired about flashing signs for emergencies, as Police and Fire departments do in other towns. Price agreed to look into that more.

**Other Business:** Goodwin suggested that the tables for the meeting be set in a horseshoe to encourage better communication at meeting. Chase inquired if tables were set in a line to best work with the camera. Kizaki suggested trying it at next meeting and see how the camera does.

**Public Forum:** none at this meeting

**Approval of Code Officer's Report:** tabled to next meeting as Code Officer is on vacation this week.

**Meeting Adjourned:** Emery motioned to adjourn at 7:48 pm, seconded by Chase, motion carried.

**Respectfully submitted by Maryann Eastman, Scribe.**

This is accurate to the best of my ability, please make any corrections, excuse any omissions.