

Minutes of June 21 meeting

6:15 - Public Hearing

SolAmerica Energy, proposed solar power project, located at 61 Wiley District Road (parcel U13-010-001). Project components will include solar arrays, electric inverters, gravel access roads, and electric collector lines.

- Planning Board - Vote to approve, approve with conditions, or deny.

Cherryfield Solar project update - no action required

Cherryfield Solar's application was approved by the Planning Board on 4/13/2022. The company has found metal solid waste in their proposed development area, Map 1 Lot 10 on Route 193, and have submitted a Minor Solid Waste Amendment to the DEP.

Public Comments/Questions for Planning Board

Discussion Items

Housing Project

Questions came to us via email regarding the process and requirements for a site plan review for an affordable housing project on the Ridge Road. The person was invited to attend a Planning Board meeting to discuss the project in more detail.

Short-term Rental

Questions came to us regarding requirements/allowances for short-term rentals in Cherryfield. Many communities have developed guidelines for STRs. People in Cherryfield have begun asking questions and submitting complaints about existing rentals.

- Are short-term rentals allowed?
- Are there any restrictions?
- Is there a minimum night requirement?
- What is the maximum occupancy?
- Do you require a business license or any other license?
- Do you charge tourist tax?

New State zoning requirement for Housing Opportunities

State passed An Act to Implement the Recommendations of the Commission to increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions, P.L. 2021, chapter 672. This legislation sets forth provisions which require municipalities to create or amend local ordinances to allow for (1) additional density for affordable housing developments in certain areas; (2) multiple dwelling units on lots designated for residential use; and (3) one accessory dwelling unit located on the same lot as a single-family dwelling unit in any area where residential uses are permitted.

Cherryfield Land Use Ordinance & Permit Application updates