

Town of Shirley
Planning Board Minutes
April 15, 2024

Present: Greg Young, Peggy Phillips and CEO Brian Turner

Meeting called to order at 4:05pm.

Secretary's report was emailed to the members by Debi Baker. No vote to accept was taken.

Old Business: Brian gave a report on the meeting he attended on the Affordable Housing legislature recently enacted by the state. This goes into effect on July 2, 2024. This will require more discussion. Brian passed out print-out of the meeting information.

New Business: Norman received a letter from the EMDC (Eastern Maine Development Corporation) that serves as the Regional Planning Commission for Penobscot and Piscataquis counties that our Comprehensive Plan for the town was outdated and needed to be updated. Also, at the same time, we need to update our land use ordinance to reflect the new laws pertaining to Affordable Housing.

The ordinance for dealing with Tax Acquired Property also needs to be updated due to the new laws of the state whereby part of the money received from selling the property needs to be returned to the previous owners going forward.

So, Comprehensive Plan, Land Use Ordinance and Tax Acquired Property Ordinance all need work.

We need one more Planning Board member and 2 alternates as soon as possible.

Our next meeting will be Monday, May 20, 2024 at 4:00 pm. Meeting was adjourned at 4:45pm.

Addendum: Peggy spoke with Kevin Anderson at EMDC Tuesday morning and he will be emailing information on what EMDC does and their fees. He quoted a fee of \$20,135.00 for a full Comprehensive Plan. Also said there were ways to lower that amount. I told him I did not think we needed a whole new plan which would take 9 months to a year—just an update of the current one. We will discuss this more at the next meeting but in the meantime, I will update Norman and the Selectboard that we may want to budget some money.

Respectfully submitted,
Peggy Phillips
Board Chairman