

Agenda

- Discuss follow up to question raised during community meeting about including Lower Main in our econ dev plan
- Discuss zoning and planning proposal to prepare group's response for 4/16/25 Zoning and Planning meeting

Participants

In Person-Dan Bonin, Kellie Durkee, Cory Flint, Phil Harrell, Tony Marino, John Quackenbos, Pete Smith, Phil Harrell. The meeting was held at Prospect Hill Antiques from 5:30-7:30pm.

Minutes

- Committee discussed including lower Main St. in our econ dev plan, an issue that was raised during the presentation to the community. Committee members felt that the emphasis should be on the Harbor, but that we should look for ways to incorporate lower Main St. into our plans about economic development, particularly because zoning and planning waterfront proposal incorporates lower Main St.
- Lower Main Street part of zoning and planning committee's proposal->An issue was raised about why the zoning and planning proposal stops at the intersection of lower Main St. and North Street. The committee agreed that the zoning and planning proposal should include all of lower Main St, since that section used to have several businesses and there are good opportunities to build housing. The committee felt that this was important to raise at the 4/16/25 meeting.
- The committee discussed the owner occupied vs. non-occupied rental zoning part of the proposal. Several committee members felt that the owner not occupied should be extended to six months, although no unanimous decision was made on that issue from the committee. The committee discussed the idea of identifying districts where you allow homeowners to Airbnb for six months as opposed to the 120 day limit today.
- Start planning the Ciderfest->Committee discussed starting to plan the Ciderfest in the harbor in the fall.
- Dan went with Aaron Whipple-to look at extending parking lot near damn for more parking.

- **Next steps**

- Book next three monthly meetings
- Convene a group of business owners as a round table to the next monthly meeting to get their feedback. Cory to send Phil contact info for all the businesses so that he can extend the invitation
- Phil to talk with Dave Hoffman re: extending parking lot