

To: Boothbay Planning Board
From: Mark Eyerman
Subject: MC District
Date: November 8, 2018

Back in June Nell sent an email to the Board with a few questions about the provisions of the MC District. I have included her email with this memo. Here are some thoughts on the issues she raises:

1. There is probably no good reason not to allow educational facilities in the district. But maybe it should be limited in size like some other uses. Maybe make it permitted with review with footnote 3 – that would limit it to 2,000 SF.
2. In terms of accessory apartments, I think the intention was to allow an existing single-family home to have an accessory apartment even if it is a nonconforming use.
3. Temporary Business Housing is allowed in three districts – CC, MB and MC. In the MB there are district specific standards for this use. Maybe we should add similar standards in the MC District?
4. In recent discussions, the Board has seemed to be pretty flexible with Housing for Seasonal Workers given the shortage of housing. I think that we should add performance standards for this use in Section 11 and I have made a note to do so.