

# November 2022 Ballot Question

## Article 2

### **Background:**

A property owner of a grandfathered Mobile Home Park, established in the 1960's, brought attention to the Planning Office that a potential conflict between State Statute, M.R.S.A. 30-A § 4358, and the Town Ordinance exists. The law sets restrictions on density that a municipality can require for a Mobile Home Park. The Town ordinances currently address standards for new Mobile Home Parks approved by the Planning Board and existing Mobile Home Park expansions. Town ordinances do not currently address standards that would apply to existing, unapproved, grandfathered Mobile Home Parks. This becomes an issue if a grandfathered park may want to move units, make other site improvements, adjust lot lines or further subdivide the property.

### **Impacts:**

Only three such existing grandfathered Mobile Home Parks (not subject to a town approved plan) exist which the proposed ordinance changes could affect. Other Mobile Home Parks that have town approval by the Planning Board are not impacted.

These changes have no impact or involvement with Tent and Recreational Vehicle Parks or Campgrounds.

Mobile Home Parks are a form of affordable housing but the ordinance changes are not related to the recently passed state statute known as LD2003.