

Minutes of the Town of Chebeague Island Planning Board Meeting on March 20, 2008 at 7:15 at the Hall

Present: Beth Howe, Ernie Burgess, Sam Birkett, Tad Runge, Jane Frizzell, Tom Adams, Mabel Doughty.

1. Minutes of Feb. 21st. Tad moved that the minutes be accepted with corrections. Ernie seconded. Approved unanimously.

2. Beth gave a report on the status of Wharf Road parking. She had presented the lighting options to the Board of Selectmen yesterday. She had explained the two options: CMP pole or Horizon's proposal of multiple lights. Horizon had misunderstood the proposal and showed five lights in their plan, but in reality only three would be needed, costing about \$1700. David Campbell (Public Works) had said that the Town had used up the gravel that was there, so the project would have a higher cost than originally planned, since gravel would have to be brought from the mainland. Leon Hamilton said that the parking was there already so he saw no reason for the proposal to have gone to the Planning Board. Paul Belesca said that lighting had not been required by the Cumberland Planning Board for the parking at the boatyard for the Post Office. Beth had argued that the Post Office was only open during the day. Herb Maine had made the point that the directive about protecting night sky applied on Chebeague and might make lights unnecessary. Donna Damon had brought up point that for the new Cumberland town hall, too much light was recommended, and town ended up giving away some of lights. The Selectmen decided that they needed more time to think the proposal through. Mark Dyer offered to meet with the Planning Board on it.

Tom Adams said that project was brought by Town to the Planning Board, so it was up to Planning Board to act on it one way or the other. He suggested making the lighting a condition of approval, then it would be up to Town to fulfill requirements. Ernie thought that gravel cost would determine the Selectmen's opinion. Tom suggested Board make a decision regarding lighting tonight, to give the Planning Board's conditions to the Selectmen. Beth said that that would make sense, but that she had told the abutter, Will Lund, that the Board would make no decisions tonight. Beth suggested that we could make a recommendation of the minimum/CMP lighting option. The problem there is that the light would be high on the pole, causing more glare to abutters, and less light to parking lot. But it is the cheapest option. Ernie asked if there were no lights, would it be possible to have a walkway behind the parking from the corner of the Wharf so people could avoid walking on the road. His point was that it might be darker, but less dangerous because of no cars. Jane asked if it would be too close to the swale. Tom said that since the distance to the swale is 30 feet and the parking lot is only 20 feet, this leaves a minimum of 5 feet. It might be necessary to regrade the area and to put up a barrier. He suggested wheel stops, which would leave 5 feet for walking. Beth said that these issues would be useful to discuss with Mark. Jane suggested having a special meeting with Selectmen to discuss the issue. Their next official meeting is April 16th.

Beth said that Cart Road Acres will come back to the Planning Board at its next meeting. It had been sent to the Board of Appeals because of conflicting language in the Zoning Ordinance about the requirement for road frontage. Now Paul White and the Town's lawyer have agreed to use the most recently adopted ordinance language which does not require a particular frontage for lots created before 1975. Beth asked if everyone had kept their materials on Cart Road Acres. Members had. Tom asked what would come up for Cart Road Acres. Beth said the only issue is the removal of the note on the plat that the lot is unbuildable because of the inability to find a place for a septic system. Tom asked who would determine suitability of soils for septic systems. Beth said that perhaps Paul White will. Tom suggested requesting that applicant submit plans to state environmental protection. Beth will check on that.

Sam Birkett said that she knows that she cannot make it on the 17th, could we meet earlier? Jane said that she thought she would still be away. Tom will be gone for the month of April, perhaps will have to reschedule because of lack of quorum. Beth will be in touch about reviewing the septic system and the time for next meeting.

Further consideration of changes in the Zoning Ordinance will be postponed until next meeting.

Meeting adjourned.

Respectfully submitted,

Thea Youngs