

# TOWN OF CHEBEAGUE ISLAND

192 NORTH ROAD  
CHEBEAGUE ISLAND, ME 04017

PHONE (207) 846-3148

FAX (207) 846-6413

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## **Meeting of the Town of Chebeague Island Planning Board, April 30, 2009 at 7:00 at the Hall**

### **Agenda**

1. Minutes of the meeting of July 17, 2008
2. Public Hearing on a minor site plan review and shoreland zoning permit, section 427 of the Town of Chebeague Island Zoning Ordinance for a replacement of the boat shed at the Chebeague Island Boat Yard, 24 Niblic Circle, Tax Assessor map I02 map 76, Paul Belesca owner and applicant.
  - a. Introduction by Chair/open public hearing
    - i. Site Plan Review
    - ii. Shoreland Zoning Permit Review
  - b. Presentation of project by applicant
  - c. Waivers requested
  - d. Report from Fire Chief
  - e. Questions/comments of applicant by Planning Board members
  - f. Questions and comments by members of the public
  - g. Close Public Hearing
3. Discussion of findings of fact on the Boat Yard application
4. Other business

This hearing concerns the proposal to replace the existing boat shed. Questions and comments must be related to the standards that must be met for this project.

### **Topics of Site Plan Approval Standards**

Utilization of the site  
Traffic access and parking  
Accessway location and spacing  
Internal vehicular circulation  
Parking layout and design  
Pedestrian circulation  
Stormwater management  
Erosion control

Water Supply  
Sewage disposal  
Water quality protection  
Capacity of the applicant  
Historic and Archaeological Resources  
Floodplain management  
Exterior lighting  
Buffering of adjacent uses  
Noise  
Storage of materials  
Landscaping  
Building and parking placement  
Fire protection

**Topics of Shoreland Zoning Standards**

Lot standards  
Setback standards  
Height  
Flood proofing  
Lot coverage  
Retaining walls  
Piers, Docks and Wharves  
Commercial and industrial uses  
Parking areas  
Roads and driveways  
Stormwater runoff  
Essential services  
Mineral exploration and extraction  
Agriculture  
Timber harvesting  
Clearing and removal of vegetation for activities other than timber harvesting  
Erosion and sedimentation control  
Soils  
Archaeological sites