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 102 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