

**Planning Board Meeting
Thursday January 17, 2008
at 7:15 at the Hall**

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

Handouts: Request For Proposals for Planning Consultant, Letter to the Chebeague Island Planning Board from Beth noting that the Holbolms would be at the meeting and giving more information about possible groundwater impacts.

Also speaking, Bill and Anne Holmbom, William Lund.

The minutes of December 20 were approved unanimously. Tad Runge made a motion, Mabel Doughty seconded, and the motion was approved unanimously.

Review of findings of fact for a minor site plan for drainage and parking improvements on Wharf Road, Chebeague Island, Map I04 Lot 64 and Wharf Road ROW. Applicant: Town of Chebeague Island.

Beth Howe and Tom Adams recused themselves, and Tad Runge took over the role of Chair. Tad Runge stated that that the two issues that still need to be addressed are that of the lighting of the area and whether there is a risk of contamination of the Holmbom's wells. Beth Howe, acting as representative from town, said that the State does not have specific regulations regarding the distance between wells and parking lots, but had been advised that since water would run downhill away from the well it would likely not be a concern.

About lighting, Beth Howe has no more specific details, but brought a catalog of options regarding lighting, and brought up that there was a request from the Holmboms not to have lighting. Mr. Holmbom stated that he was not opposed to unobtrusive lighting. Sam Birkett brought up the idea of a timer allowing the lighting to be on only during hours when it is needed.

Tad Runge opened up the meeting to the public.

William Lund emphasized that he wanted to ensure that the area remained attractive, and that cars did not overwhelm the site, and also noted that the house is in a very fragile environment. His main concerns are the lighting and wells on the property. Bill Holmbom said he has seen the groundwater flow from uphill in the golf course towards the house and the wells. He said that the dug well is used for emergencies only. William Lund asked for an extension of the parking area border at the driveway from the current 40 feet to 80 feet. This would make it much less obtrusive to the Holmboms and reduce any danger to the well. Jane Frizzell asked if the Holmboms had any input regarding fencing/bushes. Mr. Holmbom stated that he was pleased that landscaping had been taken into consideration, and would prefer natural bushes to fencing. The Holmboms said that they feel very fortunate in location and emphasized that house is not

going to be sold, but rather passed down, and so have a strong interest in finding the best solution possible. Tad Runge asked Tom Adams if he had any further notes addressing the wells. Tom brought up that Ernie Burgess (absent) had been very concerned about protecting the well. Tom said that because of the dense clay soils there is little risk of contaminants moving through the soil. He also said that he had suggested that water would run into swale (stilling basin), preventing erosion damage. Bill Holmbom suggested that in his experience this was challenging to do, and suggested laying down fabric, emphasizing that a wide basin was important to prevent erosion. Tom said that the objective was to have water move as slowly as possible, and eventually spill over the embankment. The one issue with this system is that standing water could increase risk of contamination, although it will be standing quite far from the house. Anne Holmbom asked about any plans of charging for parking or keeping people from parking too long. Beth Howe said that the town is in the process of hiring a parking enforcement officer in order to enforce current parking time limits.

Tad Runge closed the public hearing.

Sam Birkett wanted to ensure that the Holmboms would be kept in the loop on any future decisions regarding lighting. Tom Adams suggested that it was within the Planning Board's rights to ask for a concrete lighting plan from town. He stated that he was slightly confused about the Holmboms stance on lighting and asked about specific requests regarding the lighting. Bill Holmbom said that the main concern was that it could be done unobtrusively and fitting with the Island. Tom asked about their willingness to allow use of the current pole. The Holmboms said that it was fine as long as it was understood that house wiring also uses that pole and that the wiring will not be harmed. William Lund brought up that proposal to increase the distance would greatly reduce all concerns, both to lighting and water. Tad Runge asked if the presently proposed buffer was not sufficient, because he remembered that 40 feet was in itself a compromise. Mabel Doughty said that it would be good to take neighbors concerns about the area into account. She suggested waiting until Ernie Burgess was there in order to hear his concerns on the matter, which would also allow the Board to inspect the area before the next meeting. Tom Adams emphasized that it was the idea of the town to be accommodating to the needs of the abutters. Bill Holmbom wanted to emphasize that once something is done it will be permanent, that it would be better to have a few less cars than greater problem down the road. William Lund brought up the point that house is not in its actual location on the plans but is rather much closer to the proposed parking. **Jane Frizzell made a motion to table the proposal. Mabel Doughty seconded and the motion was approved unanimously.** Anne Holmbom wanted to inform Town that on edge of road, opposite old ice house, is an exposed cable. Maybe the line to the telephone on the wharf.

The Board reviewed lighting options in catalog. Mabel brought up the necessity to check sturdiness of existing pole. Beth noted that the catalog shows different poles for different wind speeds. **A site walk of the area will be done by individual members of the Planning Board on their own time.**

Review RFP for consultant for the Comprehensive Plan

Beth Howe asked the board to suggest any changes to the draft of the Request for proposals, and that minor changes could be fixed now. If need be Beth will rewrite the RFP and bring it back to the Planning Board before bringing it to the Board of Selectmen. Mabel Doughty brought up a few minor typographical errors. **Tad Runge moved that it be brought before Board of Selectmen. Mabel Doughty seconded the motion and it was approved unanimously.**

4. Other business

Beth Howe handed out schedule for town's budgeting process if anyone is interested in attending. The board will need to have a budget for planning. **Beth will provide a draft budget and send it to members of the Planning Board for feedback.**

Selectmen are considering holding another special town meeting. This would give the Planning Board an opportunity to propose changes to ordinances. For example while studying ordinances for the Cart Road Acres subdivision, Beth Howe found reference to past ordinances that are no longer on the books. The Planning Board could make a proposal that new proposals be held to current standards.

Tom Adams asked about Maine Municipal Association trainings. Beth Howe and Sam Birkett replied that a new schedule will be out soon and that they had found the November training useful.

Discussion followed on the Comprehensive Planning process, and how the meeting would be structured. Tom Adams would be interested in adding an energy section to plan.

Meeting adjourned

Respectfully Submitted,
Thea Youngs