

## **Minutes of the meeting of the Town of Chebeague Island Planning Board, October 29, 2009 at 7:15 at the Hall**

Present: Sam Birkett, Ernie Burgess, Louise Doughty, Mabel Doughty, Jane Frizzell and Beth Howe, Chair.

Absent: Tad Runge

Others: Paul Belesca, Hartley and Dianne Brewer and David Stevens.

### 1. Minutes:

Jane moved, seconded by Sam, that the minutes of the meeting of September 17, 2009 be approved. Passed unanimously.

### 2. Public hearing on an application for a Shoreland Zoning Permit for renovation of the pier at the Chebeague Island Boat Yard (Map I02 Lot 76), owner Scott Belesca.

Beth asked Paul Belesca to review the project. He said it was like the proposal for Ann Belesca's pier and for the repairs to the Stone Wharf, to renew and repair the pier at the Boat Yard. This will be done under a DEP permit by rule which allows a structure to be repaired but only at the same dimensions. The deck will be the same, at the same elevation. They are discussing what combination of piers and cribbing would work best. They want to make it structurally strong enough so that it is possible to drive a vehicle on it. This used to be possible with the old pier but is no longer. The work will be done this winter.

Paul said he had submitted an application for both a site plan review and a shoreland zoning permit, but understood from Beth that only the shoreland zoning permit was required. Beth agreed. He asked if he could get the application fee for the site plan review refunded. Beth agreed.

The Coastal Waters Committee reviewed the proposal and recommended that it go forward.

Jane asked what a pile bent is. Paul said it is a set of piers with a header.

Sam asked whether it would make sense to make the pier longer, since now they have a series of floats to do that. Paul said a longer pier would give them useful space, but it would probably not result in much deeper water at the end. DEP's permit by rule does not allow the pier to be made larger. To build a larger pier requires full NRPA review which takes several years.

Beth said Donna Damon has asked about the height. Paul said the existing height is not as high as some other docks in the Bay, but it is adequate. Now the height is uneven. The highest point is where the pier meets the shore, and it slopes down from there out into the water. The rebuilt pier will all be the height where it joins the shore.

Beth opened the public portion of the hearing.

Beth and Paul said that Jean Howard had sent an email in support of the application.

Dianne said she is in favor of the project. Paul asked whether the minutes of the previous meeting indicated that the Planning Board was in favor of simplifying the process, having approval of repairs/reconstruction be approved by the CEO. Beth said that the Comprehensive Planning Committee expects to recommend revision and simplification of the Zoning Ordinance. Sam asked whether he thought there should be more public input into the decision. Paul said that Cumberland has simplified their process for wharves. The only review is at the Coastal Waters Commission, and applications do not go to the Planning Board. But an application still must be approved by the Council.

Beth asked if the Board was ready for the reading of the findings of fact. They agreed and Beth read through them with no changes suggested. Mabel moved that the findings of fact be accepted. The motion was seconded by Louise and approved unanimously. (They are attached.)

A couple of changes were made to the condition about submitting a lighting plan to the Planning Board Chair. Jane moved that the condition be adopted, seconded by Mabel. Approved unanimously.

Ernie moved that the Shoreland Zoning Permit for the renovation of the Boat Yard pier be approved, seconded by Sam. Approved unanimously.

Sam suggested that the people who attended the meeting consider joining the Comprehensive Planning Committee.

3. Pre-application meeting for site plan review of Kids Place, proposed by the Chebeague Recreation Center .

No one was present from the Rec or Kids Place. Beth said that she thought changes might be going on in the application and where the day care might be located. David Stevens said that at the Board of Appeals meeting yesterday, they had discussed two proposals and a new hearing had been set since the second one had not appeared in the original public hearing notice.

Respectfully submitted,

Beth Howe