

Board of Adjustment and Appeals
March 25, 2014 Minutes

Meeting called to order at 7:03.

BAA does have a quorum; John Wilson is absent

-Chip said he prefer to have John Wilson present; Board proceeded without John Wilson

Established that applicant (Chip and Jenn Corson) have title to property

CEO comments

-special exceptions are found on p. 27

applicant asking to do commercial venture in a residential zone

if ordinance allow it then it is a special exception

commercial activities are permitted in a residential zone as long as the use is listed residential or commercial portions of the ordinance

Applicant has to go to Planning Board and any conditions BAA imposes on project are binding on the Planning Board

A number of letters have been received about the application

Applicant presentation:

It is for a Farm kitchen and event venue

Applicant has engaged in a number of different jobs to make ends meet

Applicant looked at the Comprehensive Plan and voiced support for it

Applicant is cordon blu chef

Applicant is an expert in kitchen settings and has catered events

Applicant spoke about the premise of the project:

community supported agriculture, foods and valued added foods, catering for cocktail parties on premises

a lot of food projects, others rent kitchen, make their own value added food

have livestock for personal consumption

have a petting zoo, include sheep and donkeys

4 season concept, community event around those and harvest

2 acres of the property dedicated to dedicated to farming

Event venue proceeds used to pay bills

Applicant believes project will bolster island economy

Applicant acknowledges that transportation is an issue

Other will provide transportation:

have a school bus that is able to be rented

taxi company

others people will step in

Applicant believes that project will promote tourism and other businesses

And help to bring young families to Chebeague

Applicant is not going to have a banquet hall, but rather a tent
Applicant not going to have 15 head of cattle and sheep
The reference to animal husbandry was for the applicants own eating

Applicant said he read definition of special exception
p.33 special exceptions are allowed in IR zone if use is allowed in IR zone
p.42 allows use as a special exception if use allowed in IB zone

Applicant says no use will occur that will depreciate underlying value of adjoining property
Will have chicken who will lay eggs, ducks and duck eggs, turkeys at Thanksgiving
100 of all fowl
produce local and organic eggs
Applicant explained how ground water would be treated so as not to cause pollution
no pollution from animals-use proper composting techniques
Applicant says intent is to live on island

Applicant says farm smells, will not be a problem
Applicant says the number of animals will be limited
retail hours limited to 9am-5pm
on weekends wedding- type events
catering event hours-start between 2pm-4pm end up until 2am
Applicant will be living on the premises
amplified music ends at 10, acoustic music ends at 11

late night events during the weekday not anticipated
plan is to employ people on Chebeague as servers, cooks, farm help, help in kitchen
will have a website to sell things online
there will be a sound buffer
willing to discuss hours of operation concession

anticipate about 35 parking spaces for events
supplement parking; there is room for additional parking
-hire school bus, taxi, hire or use island vehicles
-reduce traffic as much as possible
-wedding not generally island people; people from away

the tent largest structure on property
-considered building a structure to cut down on noise
plan is to build kitchen at first; then build house
would be a home occupation if build house first
-farming
-kitchen will process farm products
-there will also be a retail store

Chuck Varney-neighbor
not sure how applicant can believe that can set up event venue
sound will affect large district
orchard, farm and kitchen and livestock
event venue change this end of island
may have events back to back
chuck read his letter

Salvatore Perez
454 north Road
-not meet any criteria for special exception
-not a home on property

Ted Ballard
summer complaint
devoted to island for long time
director of island island company
not opposed to Chip and Jenn
believe in sustainable development
Board needs to protect what makes island unique
Chebeague is a special place
Concern that project would be success
Questions where this is it the right use for location
-noise concern, pop is concern
-scale of activities is of concern
-not mean to protect only what is there or not support people with vision or imagination
-not everything that is possible to do is good idea

Ginny Ballard
-sent 3 page email
-not meet criteria for special exception
-forever change characteristics forever of island
-some say NIMBY
-project not address drinking issue and rowdy guests
project not address rescues or need for second ambulance
not address if 3 weddings at once

Sandra McClain
-several problems, spot zoning-illegal singling out single parcel, not benefit of public area
-enormous project
-deficiencies in application
-signage question answer is sexual harassment
-refers to letter

Linda White
-not believe so much negativity here on Chebeague
-project should be encouraged

Bob Earnest

Not an abutter

Process long and arduous

Not attracted by summer enclave, but by diversity

Runoff-keep nutrients on property-grow the food that growing

located event venue on the most remote location

trees best sound barrier

not spot zoning

Arietta Scott

Not all business development for island is good

Tourist season too short if need capital investment

Day transient not good for island business

Lilia Bishrat

She worked on Comprehensive plan

This project addresses one of main goals of the Plan

Area would continue to have a rural character

Farming in other locations

Different applications in other areas

not reposition of mega events at Inn

Jane Frizzell

Not all business created equal

Support farming

making Chebogue a destination for off island people is a huge mistake

this is not why we are here, we all want quiet

this proposal should be tabled

not have information that we need

Ernie Burgess

hold another hearing

not have all of information we need

Sandra

need more detail, how many pigs

Jeff Putnam

extend deadlines for comments

yes

-Sue-thanks for facing daunting challenge

Chip and Jen struggling with noise problem

Milo-role of precedent

Unanimous vote to table