The Board of Selectmen will hold a Meeting on Wednesday March 25, 2015 at the Chebeague Island Recreation Center at 6:00 PM, following an Executive Session at 5:30 PM

First Order of Business: Call meeting to order

Second Order of Business: Executive Session 30 minutes
To Have the Selectmen hold an Executive Session to discuss personnel matters pursuant to 1 MRSA, Section 405, subsection 6(A) and real estate matters pursuant to 1 MRSA, Section 405, subsection 6(C).

Fourth Order of Business: Public Hearing 15 minutes
To have the Board of Selectmen hold a Public Hearing:
15-122: To discuss a liquor license application for Chebeague Transportation Co.’s vessel Pied Piper

Fifth Order of Business: Regular Business 60 minutes
To Have the Board of Selectmen:
15-123: Consider possible action regarding the real estate matter discussed in executive session.
15-124: Approve a contract with the new Town Administrator
15-125: Make appointments for the following municipal positions:
Treasurer, Road Commissioner, Freedom of Access Officer
15-126: Hear a report from the Coastal Waters Commission
15-127: Hear a report from the Cemetery Committee
15-128: Consider and appoint new members to fill committee vacancies
15-129: Consider a proposed Wharfing Out Permit for Holly Steele’s replacement pier on Stave Island as reviewed and approved by the Planning Board on February 19, 2015

Sixth Order of Business: Communications 5 minutes

Seventh Order of Business: Review and approve prior meeting minutes 5 minutes

Eighth Order of Business: Approval of Expense Warrant(s) 5 minutes

Ninth Order of Business: Other Business 5 minutes

Tenth Order of Business: Adjourn Meeting
Bureau of Alcoholic Beverages  
Division of Liquor Licensing & Enforcement  
8 State House Station  
Augusta, ME 04333-0008  
Tel: (207) 624-7220  Fax: (207) 287-3434

MUNICIPAL APPROVAL – VESSELS

The undersigned hereby applies for permission to sell and dispense alcoholic beverages aboard the vessel:

_________________________  Name of Vessel

In port or docked in the port of:  __Chebeague Island__, ME
City/Town  
State

pursuant to 28A MRSA, Section 1077.

Dated at:  __Chebeague Island__, ME  on ________________ , 2015
City/Town
Date

License Number:  __973182__________________________

_________________________  Name of Company

By:  ________________________________
  Signature

_________________________  Printed Name

_________________________  General Manager
  Title of Signing Officer

STATE OF MAINE

Dated at: ________________________________, Maine  ________________ ss

On: ________________________________

Date

The undersigned being:  ف Municipal Officers  ف County Commissioners

ف City  ف Town  ف Plantation  ف Unincorporated Place

of: ________________________________,

Maine

Hereby certify that we have given public notice on this application and held public hearing thereon as required by Section 653 Title 28A, MRSA

NOTE: A separate approval must be obtained for each municipality in which you desire to sell and dispense alcoholic beverages. All applications approved by municipal officers must be submitted to the Liquor Licensing & Inspection Division before alcoholic beverages may be dispensed in any port.
Wharfing Out Permit/License

On March 25, 2015, the Town of Chebeague Island ("Chebeague") Board of Selectmen held a hearing to consider the application of Holly Steele ("Applicant") to construct a pier extending from her property on Stave Island, which is shown as Lot 6 on Chebeague Tax Map II0, and which is further described in the warranty deed recorded in the Cumberland County Registry of Deeds (the "Registry") at Book 15664, Page 188 (the "Parcel"). Pursuant to 38 M.R.S. §1022, the Board makes the following findings of fact:

1. Applicant resides at 12 Longmeadow Road, Cumberland, Maine 04110.

2. Applicant has right, title, or interest in the Parcel pursuant to the warranty deed recorded in the Registry at Book 15664 Page 188.

3. The proposed pier will be permanent in nature, will measure 5'x10' in dimension, and will extend from the Parcel into Casco Bay.

4. Applicant has notified all parties that may be directly affected by the proposed construction.

5. The proposed pier will not be an obstruction to navigation or cause injury to the rights of others.

Therefore, pursuant to 38 M.R.S. §1022, the Chebeague Board of Selectmen grants this Wharfing Out Permit/License to extend and maintain a 5'x10' permanent pier on the Parcel, to Holly Steele.

Date Approved: March 25, 2015
Town of Chebeague Island Board of Selectmen

Susan Campbell, Chairman

David Hill, Vice Chairman

William Calthorpe

Donna Damon

Christopher Loder
Hi Gloria we have approved the minutes for the meeting 2/19

On Mar 22, 2015, at 12:03, Deputy Clerk <deputyclerk@chesapeake.net> wrote:

Hi Chip,

Thanks for your help.

Gloria

<2015-2-19 PB minutes draft.docx>
Planning Board Meeting Minutes, February 19, 2015

The Planning Board a meeting on Thursday, February 19, 2015 at the Island Hall beginning at 7:00 PM.

Chair Chip Corson called the meeting to order at 7:11 PM.

Board members present: John “Chip” Corson, Donna Colbeth, Carol White, Nancy Hill, Sandra “Sam” Birkett, Jane Frizzell
Board member absent: Mabel Doughty
Also present: Timothy Forrester, Nick Adams, Gloria Brown

Public Hearing as noticed:
A request for a 5' x 10' Permanent Pier by, Holly Steele, Tax Map I-10, Lot 006, located on Stave Island. The hearing will be conducted on Thursday, February 19, 2015 at 7:00 PM, at the Chebeague Island Hall, 247 South Road, Chebeague Island, ME.

Presentation by owner's representative, Timothy Forrester, environmental consultant with Eco-Analysts, Inc. of Bath, Maine

Discussion by board members, Code Enforcement Officer Nick Adams and Tim Forrester.

Findings of Fact:

The proposal is for a permanent 5' X 10' pier on Holly Steele's land on Stave Island, Map I-10, Lot 006. The reason the Planning Board is reviewing the application is because the lot falls within the Shoreland Zone Resource Protection area as indicated in Zoning Ordinance Section 204.2 Table 1, 17 B requiring Planning Board approval.

These findings are based on the performance standards in the Town's Zoning Ordinance, Section 421.4

A. Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion.
   The proposed pier is located on exposed ledge, bolted into the ledge, so there are no soils to be disturbed.
B. The location shall not interfere with existing developed or natural beach areas. **The location is not close to abutters, does not have a beach and is replacing an existing pier.**

C. The facility shall be located so as to minimize adverse effects on fisheries. **The proposed pier system will have minimal impacts on coastal wetland and associated fisheries, will not ground out at low water, is seasonal and has been reviewed by the Coastal Waters Commission.**

D. The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with the surrounding character and uses of the area. **This is a replacement structure with nearly the same dimensions as the old one.**

E. No new structure shall be built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland unless the structure requires direct access to the water body or wetland as an operational necessity. **Not applicable (N/A)**

F. No existing structures built on, over or abutting a pier, dock, wharf or other structure extending beyond the normal highwater line of a water body or within a wetland shall be converted to residential dwelling units in any district. **N/A**

G. Except in the Commercial Fisheries/Maritime Activities District, structures built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland shall not exceed twenty (20) feet in height above the pier, wharf, dock or other structure. **N/A**

H. Lighting on piers, wharves, docks, bridges, floats and other structures should be designed and installed to minimize negative impacts on other properties and safe navigation at night. Negative impacts include excessive lighting and unnecessary glare that can be a hazard to navigation. Public and Commercial facilities shall submit a lighting plan for review by the Planning Board for safety and compatibility with the proposed use. All lighting shall be in conformance with all Federal, State, and local standards including Coast Guard Regulations for lighting of piers or wharves where applicable. **No lighting was proposed.**
I. Structures shall not unduly interfere with passage along or within the intertidal zone in order to protect established colonial rights for fishing, fowling and navigation. This may require accommodations such as steps or pier elevations that would allow passage over or beneath a structure.

The bottom elevation of the permanent pier will be approximately 12.5 feet vertically from the intertidal area of the coastal wetland, thereby providing adequate height to allow for fishing, fowling and navigation.

J. Where a waterfront structure is proposed that will serve more than one property, the property owners shall submit to the Town of Chebeague Island a proposed easement demonstrating that permanent access and maintenance rights shall be granted to the parties sharing the structure. The parties shall submit to the Code Enforcement Officer proof of recording of the easement after its review and approval by the Town of Chebeague Island. 

N/A

K. Before any construction or site preparation begins, the applicant must obtain all Federal, State and local permits, as required, including but not limited to a Code Enforcement Officer permit, permits from the Department of Environmental Protection under the Natural Resources Protection Act, 38 M.R.S.A. § 480-C as subsequently amended, the Army Corps of Engineers, and a Wharfing-Out permit issued by the Selectmen under 38 M.R.S., Ch. 9, as subsequently amended.

The application has received permits from the Maine Department of Environmental Protection and the Army Corps of Engineers. Although a Wharfing-Out permit is not required by statute the ordinance requires the selectmen issue a Wharfing-out permit, the proposal will be forwarded to the Board of Selectmen for their approval before the Code Enforcement Officer issues a building permit.

L. The Town of Chebeague Island shall notify all property owners within 1500 feet of the proposed project. In addition, the Town of Chebeague Island shall place Public Notices in four (4) locations to maximize notification of the affected citizenry and shall place Public Notices in two local papers.

Abutters were notified twice: once for application to the DEP and again for this application to the Planning Board.

Any aggrieved party to this decision can appeal within 30 days of the decision to Superior Court pursuant to Section 603.7.C.1 of the Town's Zoning Ordinance.

Motion: Moved by Sam Birkett and seconded by Nancy Hill to approve the plan with the Findings of Fact, with the condition that if there is a change, if the owner
decides to add lighting, that the owner come back to the Planning Board with their lighting plan and contingent upon the receipt of a letter from the Coastal Waters Commission that they are satisfied with the plan.

**Vote: Unanimous, Motion Carried**

Planning Board members commented that this was an excellent application--well organized, presented and thorough.

Respectfully submitted,

Gloria J. Brown
Deputy Town Clerk