

DRAFT Planning Board Meeting Minutes February 18, 2016

The Planning Board met on Thursday, February 18, 2016 at the Island Hall at 7:00 PM.

1. Call to order: Chair Chip Corson called the meeting to order at 7:30 PM.

Planning Board Members Present: Chip Corson, Jane Frizzell, Sandra Birkett (late), Donna Colbeth and Carol White

Planning Board Member Absent: Nancy Hill

Also Present: Marjorie Stratton, Robert Libby and Dave Stevens

2. Review minutes of our previous meeting.

Motion: Moved by Jane Frizzell and seconded by Donna Colbeth to accept the minutes of the January 21, 2016 meeting.

Vote: 3-0 (Carol White abstained, Sandra Birkett had not yet arrived): motion carried.

3. Prepare mailing for public (comp plan goals).

The plan is to send out mailing of the list of goals in advance of a public meeting.

Motion: Moved by Carol White and seconded by Sandra Birkett to accept the amended version of the 15 goals.

Vote: 5-0; motion carried.

4. Discuss Shoreland Zoning changes and set date for public meeting regarding updated Shoreland Zoning ordinance

- Discussion of Shoreland Zoning amendments as recommended by CEO Nick Adams
- Page 10 of 80, last sentence: "Recreational boat storage building..." Why do we need this?
- Page 42: Need to coordinate with the Coastal Waters Committee paragraph 2 conflicts with definition
Do we want to allow two docks?
What is the definition of "single lot"?
"Normal High Water" language throughout the document needs to be changed to "Annual High Tide."
- Page 25: Definition of "Structure."
Anything "temporarily" located.
Language is a bit troubling: ex. Boats, party tent, kayak, canoe rack, picnic table?

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- Page 40 Height Regulations: states 35 feet
Does the Planning Board want to change this?
Leave for the community to decide at a Public Hearing?
- Page 33: Amendments to table?

5. Other Business

- Next meeting: March 17th - Can Nick be at that meeting?
- Also meet on Saturday, April 2, at 8:00 AM - to finalize Shoreland Zoning draft
- Comp Plan: Goals and sea level rise amendments will be presented to the Board of Selectmen
- Public Hearing on Comp Plan Goals: April 2, at 10:00AM. Must have 30-day Notice of Public Hearing (March 2).

6. Adjourn

The meeting adjourned at 8:50 PM.

Respectfully submitted,
Marjorie Stratton, Town Administrator

Comprehensive Plan Goals

Purpose

The Planning Board has taken the 136 goals outlined in the 2011 Comprehensive Plan and attempted to distill them down to 10 goals. The idea being to simplify the goals while retaining the overarching themes in order to provide a basic road map to inform the creation of a new and uniquely Chebeague Island, Zoning and Land Use Ordinance that reflects the values expressed by these goals and the 2011 Comprehensive Plan.

Goals

1. Protection of Great Chebeague's groundwater aquifer, the sole source of fresh, safe drinking water for the island. This may include preparation of well-drilling regulations covering existing and new wells on Great Chebeague.
2. Preservation of Great Chebeague as a viable and diverse year-round community.
3. Maintenance of a sustainable and educationally sound K-5 school on Great Chebeague.
4. Maintenance and improvement of the Town's Public Safety fire & rescue and law enforcement services capabilities.
5. Maintenance of critical transportation linkages between Great Chebeague and the mainland which may lead to the creation of a municipal Transportation Authority.
6. Including Climate adaptation strategies in town ordinances and projects.
7. Expanding the stock of new, affordable, year round housing on Great Chebeague.
8. Maintenance of traditional Chebeague Island fishing, farming, forestry and marine related employment opportunities by use of zoning and economic development tools and infrastructure improvements.
9. Maintenance of the historic character of all islands in the Town (including historic structures and natural areas) coupled with the maintenance and expansion on Great Chebeague of trails, bike paths, open space, wooded areas, beach areas, and points of access to the foreshore.
10. Preparation of uniquely Chebeague Island land use zoning ordinances and maps.

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11. Preparation of regulations covering existing and new septic (and other) waste water disposal systems, and limiting the use of harmful pesticides and fertilizers on Great Chebeague.
12. Preparation of regulations covering all forms of household and commercial solid waste disposal on Great Chebeague.
13. Preparation of a rolling, an ongoing, 5 year "capital improvement" plan to address educational, public safety and infrastructure needs on Great Chebeague.
14. Maintenance of, and/or building of new, public wharf facilities on Great Chebeague, including the provision of onshore parking, and management of mooring facilities.
15. Maintenance and expansion on Great Chebeague of essential forms of electronic communication such as telephone and cell phone service, and high speed internet service.