

DRAFT Planning Board Meeting Minutes May 19, 2016

The Planning Board met on Thursday, May 19, 2016 at the Island Hall at 7:00 PM.

- 1. Call to order:** Chair Chip Corson called the meeting to order at 7:05 PM.

Planning Board Members Present: Chip Corson, Nancy Hill, Jane Frizzell, Sandra Birkett, Donna Colbeth and Carol White

Planning Board Member Absent: Nancy Hill

Also Present: Marjorie Stratton, Specs Eaton, David Hill and John Wilson

- 2. Review minutes of our previous meeting.**

Motion: Moved by Bob Earnest and seconded by Carol White to accept the minutes of the April 14, 2016 and April 27, 2016 meetings.

Vote: Unanimous; Motion Carried

- 3. Pre-application of proposed subdivision on North Road.**

Chip reminded the board that this pre-application conference is not the beginning of the subdivision review process, but rather an informational opportunity for questions and answers about the proposed project. Specs Eaton explained that the project is a three-lot minor subdivision proposed for the north side of North Road. There were questions about the amount of upland land versus coastal wetlands and about the impact on this subdivision, if any, by the two lots already split off of the original parcel.

- 4. Address conflict between Board of Selectmen Ordinance and Planning Board Ordinance.**

There is an overlap of the two ordinances in one specific line involving the development of the Capital Plan. Selectman David Hill stated that as written there is a conflict; however, in practice it is not a problem. The Selectmen clearly have the final say. It is a matter of interpretation.

Motion: Moved by Nancy Hill and seconded by Bob Earnest to leave the language in the Planning Board Ordinance as it is.

Vote: Unanimous; Motion Carried

5. Begin preliminary work on land use zoning ordinance by selecting a template.

- Land use ordinances of the towns of North Haven and Brooksville were suggested as models. Chip asked what the Board's goals are regarding land use. Perhaps GPCOG could help clarify goals and find a starting place. A suggestion was to start simple and build from that; to keep it simple and relevant to Chebeague.

- Discussion about land use and zoning: Carol said the Comp Plan has a future land use map. We should make sure our zoning supports the Comprehensive Plan.
- Islesboro's ordinance has more groundwater protection. Maybe use it as a model?
- Action items:
 - Marjorie will call Stephanie Carver of GPCOG to find a time when she can meet with the Board.
 - Nick Adams will be asked to contact our land use attorney, Anne Torregrossa to set up a time when she can meet with the Board
 - HOMEWORK: Everyone needs to read the Subdivision Section of the Land Use Ordinance before the next meeting.

6. Other business.

Discussion regarding administrative staff support for the Planning Board.

7. Adjourn

The meeting adjourned at 8:05 PM.

Respectfully submitted,

Marjorie Stratton, Town Administrator