The Planning Board met on Thursday, January 19, 2017, at the Chebeague Recreation Center at 7:00 PM.

**Planning Board Members Present:** John “Chip” Corson, Donna Colbeth, Nancy Hill, Jane Frizzell and Bob Earnest (late)

**Members Absent:** Sandra “Sam” Birkett and Carol White

**Also present:** Marjorie Stratton, David Hill, Will Lund and Paul Belesca;

CEO Nick Adams was available by telephone

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

2. **Review and approve minutes of October 27, 2016 and December 15, 2016 meetings**

   **Motion:** Moved by Nancy Hill and seconded by Jane Frizzell to accept the minutes of the December 15, 2016 meeting.

   **Vote:** 4-0 (Earnest, Birkett and White absent); Motion Carried

   **Motion:** Moved by Nancy Hill and seconded by Jane Frizzell to accept the minutes of the October 27, 2016 meeting.

   **Vote:** 4-0 (Earnest, Birkett and White absent); Motion Carried

7:16 PM Bob Earnest arrived.

3. **Vote on the proposed zone change for parking at the Stone Wharf**

   Bob Earnest asked if a traffic study is needed. Chip said that the matter before the Board is not a site plan or project; only considering whether or not to recommend the proposed zone change.

   Nick Adams (by phone) said he didn’t think a traffic study is necessary. The project does not have to meet all criteria in the Comprehensive Plan specifically; it needs to be “reasonably consistent.”

   **Motion:** Moved by Jane Frizzell and seconded by Nancy Hill to recommend the zone change from LC to CFMA.

   Lots of conversation about Section 102 of the Land Use Ordinance

   **Motion:** Bob Earnest called the question. Jane Frizzell seconded.

   **Vote on calling the question:** 4-1 (Hill opposed); Motion Carried
Vote: on the motion to recommend the zone change:
2 yes (Frizzell and Hill) – 3 no (Corson, Colbeth and Earnest);
(Birkett and White absent); Motion Failed

Motion: Moved by Bob Earnest to oppose the zone change.  
No second; Motion Failed

Motion: Moved by Nancy Hill and seconded by Jane Frizzell to take a neutral position on the proposed zone change.  
Vote: 2 yes (Frizzell and Hill) – 3 no (Corson, Colbeth and Earnest); (Birkett and White absent); Motion Failed

4. Adjourn
The meeting adjourned at 8:05 PM.

Respectfully submitted,

Marjorie Stratton, Town Administrator