Planning Board Meeting Minutes
April 20, 2017

The Planning Board met on Thursday, April 20, 2017 at the Chebeague Recreation Center at 6:00 PM
There was confusion about the location of the meeting. The paper notices said the Island Hall. Other means of notification indicated the Chebeague Recreation Center. Bob Earnest communicated with people at the Hall. The meeting waited until those folks arrived. Later in the meeting Erno Bonebakker reported that he had left a hand-written sign on the Hall door indicating the meeting was happening at the Rec Center.

Call to order: Chairman Chip Corson opened the meeting at about 6:10 PM
Planning Board Member Present: Jane Frizzell, John “Chip” Corson, Robert “Bob” Earnest, Nancy Hill. Carol White and Donna Colbeth.

COX-CHAPMAN PIER APPLICATION

Review of site walk:
CEO Nick Adams read the draft minutes from the April 10, 2017 site walk. Tim Forrester of Eco-Analysts, Inc., consultant and representative of the owner, gave a quick overview of the project.

Motion: Moved by Carol White and seconded by Jane Frizzell to open the public hearing at 6:14PM.

Vote: unanimous; motion carried

Public Hearing
  o Marian Cox-Chapman, New permanent pier with seasonal ramp and float, Tax Map I-01 Lot 032, located at 45 South Shore Drive
Members of the public made comments. Areas of concern:
- Unstable bluff area
- Property lines in relation to the right of way and property lines; property survey
- Using old Town of Cumberland ordinance; we haven’t enacted our own
- May set a precedent effecting other docks
- Appropriate size of structure
- In the past, 3 docks in the area
- Abutter property rights
- No reason to deny application
- State shoreland standards

Motion: Moved by Nancy Hill and seconded by Bob Earnest to close the public hearing at 6:35PM.

Vote: unanimous; motion carried

Deliberations
- Tim Forester provided handouts to answer some other questions raised at the prior meeting.
- Questions regarding EPA and DEP
- Moratorium
- Letters from abutters and neighbors were acknowledged and added to the record
- Coastal Waters Commission’s written recommendation
- Legal right of landowners to wharf out
- Reasonable size and scope

Findings of Fact and Conditions (see packet)
The Board developed the Findings of Fact and Conditions by reviewing the ordinance standards one by one.

Board members agreed to meet again on May 4, 2017 to review and approve the Findings of Fact and Conditions.
Motion: Moved by Bob Earnest and seconded by Carol White to approve the draft minutes of the meetings held on March 16, 2017, March 23, 2017 and April 10, 2017.

Vote: unanimous; motion carried

Motion: Moved by Chip Corson and seconded by Donna Colbeth to accept Chip Corson’s resignation as Chair and elect Bob Earnest as his successor, effective immediately. (Bob Earnest agreed).

Vote: unanimous; motion carried

The next regular meeting of the Planning Board will be on May 18th. Future agenda items will include: discuss of the attorneys’ letter regarding Bennetts Cove, discuss next steps regarding land use ordinances

Adjournment
Motion: Moved by Chip Corson and seconded by Carol White to adjourn the meeting at 8:00PM.

Vote: unanimous; motion carried

Respectfully submitted,

Gloria Brown
Town Clerk