NOTICE
Planning Board Meeting

The Planning Board will meet in Workshop on
Thursday, July 20, 2017, at the
Chebeague Recreation Center beginning from 7:10 to 8:30 PM

Agenda

1. Call Meeting to Order

2. Review minutes from June 1 meeting

3. Continue (and hopefully finish) work on the tables, as started in June 1 meeting:
   a. Review/revise/adopt/strike items from 204.3.A. (current Island Business permitted uses)
   b. Review/revise/adopt/strike items from 204.3.B. (current Island Business special exceptions)
   c. Added: consider dropping the “Allowed as Special Exceptions” list

4. Review PB members’ lists of what specific goals each member hopes to accomplish from the current round of revisions to the Zoning Ordinance.
   a. Which of these items do we want to incorporate in this first round of ordinance revisions, and, which should wait till our next round?
   b. What are the ramifications of item 4.a. for the timing of our proposed revisions being ready for Selectboard, warrant, etc.?

5. To ponder: potential streamlining of applications for wharfing out:
   a. Currently these are reviewed by both Coastal Waters and Planning Board
   b. Should they be reviewed by just one? If so, which one?
   c. Discuss after current open applications.

6. Schedule next meeting:

7. Adjourn by 8:30pm

The public is welcome and encouraged to attend!
July 10, 2017

PLANNING BOARD list of “things each member would like to see changed, as we go thru the process of updating the Land Use / Zoning Ordinance”

1. Support land use decisions that enhance the character of the community, preserves the quality of life, safe guard land owners rights and maintain health, safety and well being of residents
2. Promote sustainable development – mixed use but higher density development when appropriate – upgrade existing housing that is not being used and in bad shape
3. Enhance the ability of Chebeague residents to live and work on the island
4. Support small business
5. Preserve the open and undeveloped wilderness spaces
6. Increase opportunities for public to access woods and beaches

One of my biggest concerns in regard to uses in one, or even in several zones, is that land uses on Chebeague do not contribute to making our island a “destination” point. In that regard I think that we should be talking about the circumstances under which airb&bs and other types of rentals should function. Would like the above to be on a list in some form or other.

1. Zones:
   - Revise CMF Zone to reflect modern uses; eliminate zone in areas that are now residential.
   - Consider creating a municipal harbor ordinance, as opposed to CMF.
   - Encourage outdoor recreation and Eco-tourism-based businesses. Allow Hospitality-related businesses such as B&B’s, Inns, Air BNBs to support eco-adventures

2. What I would I really like to do?
   - Ditch current zoning entirely & consider Form Based Codes which organized around the concept of community character, i.e. the look and feel of a place.
   - Have character based districts; use form based codes and eliminate lot sizes (see attached)

3. Groundwater
   - The general language is fairly protective but often limited to subdivision ordinances. - The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water;
   - Revise the aquifer protection provisions to make them more protective; address conflict between sand and gravel and recharge areas. Delineation of Aquifer protection zones needs to be revisited
   - Institute a well registration requirement as part of the building permit process. The State already has a voluntary reporting form that most contractors use. We could require that the form also be submitted to town. Consider also Septic system registration and inventory.
   - Minimize saltwater intrusion by requiring more analysis when houses are built near the shore, particularly in areas already impacted or susceptible (as Bar Harbor does), alternatively can require a minimum set distance back from the shore for new wells.

4. Encourage Protection Open Space
   - Consider open space protection ordinance that would encourage cluster development in appropriate places

5. Scenic Views
   - Consider protection of scenic views which might include height restrictions and view shed.