Planning Board Meeting
February 13, 2018

The Planning Board met on Tuesday, February 13, 2018, at the Chebeague Recreation Center at 7:00 PM.

Planning Board Members Present: John “Chip” Corson, Bob Earnest, Nancy Hill, Carol White, Jane Frizzell, Caitlin Bowman and Kyle Koerber
Also present: David Brunner, Marjorie Stratton, Gloria Brown, Jennifer Belesca, Stephen Todd, Nancy Earnest, Leila Bisharat and Paul Belesca

1. Call to order: Chair Bob Earnest called the meeting to order at 7:03 PM.

2. Review minutes of 1/9/2018 meeting – tabled

3. Public Hearing: CIS renovation site plan review
   Motion: Moved by Nancy Hill, seconded by Bob Earnest to open the public hearing.
   Vote: 7-0, unanimous; motion carried

   Bob briefly described the process for the hearing and noted that the Board does have a quorum with all members present.

   The Board received a letter from David Brunner dated January 30, 2018 requesting a reduction in the time requirement to submit the plan to the Board from 21 days to 14 days.
   Motion: Moved by Nancy Hill, seconded by Chip Corson to reduce the time for submittal from 21 days to 14 days.
   Vote: 7-0, unanimous; motion carried

   Bob stated that the Board has jurisdiction to hear the application; also, the Town and School have standing.

   Dave Brunner, architect for the project, presented the project to the Board.
   • As part of the history of the project, Dave stated that the applicant sought and received a front lot line setback variance from the Board of Adjustments and Appeals. (See copy in the record)
Deliberations
The Planning Board reviewed and discussed the application including supplements dated January 30 and February 4, 2018.

Motion: Moved by Nancy Hill, seconded by Chip Corson, to close the public hearing at 7:44 PM.

Vote: 7-0, unanimous; motion carried

Findings of Fact and Conclusion of Law (See copy attached)
The Board went through the draft Findings of Fact, discussing and voting on each section.

Motion: Moved by Bob Earnest and seconded by Jane Frizzell to table the consideration of the Findings of Fact until February 27, 2018 at 7:00 PM at the Recreation Center at which time the Board may vote on and sign the finalized proposed Findings of Fact and Conditions.

Vote: 7-0, unanimous; motion carried

4. HAST maps question (Carol) – tabled

5. Discuss PB budget
The Board discussed a proposed budget for the Planning Board for fiscal year 2019. The budget amount of $12,350 was accepted.

6. Discuss Nick’s proposed amendments of Building Code Ordinance – tabled

7. See item 17 on Table 1 Land Uses in the Shoreland Zone; would riprap fill / erosion prevention fit under B. Permanent?
Bob reported that Nick Adams answered the question: Yes, it is permanent. Carol suggested the Planning Board sponsor a meeting (possibly in the summer) with a representative from DEP coming to talk with contractors and anyone interested in Shoreland Zoning.

8. Update & next steps on Shoreland Zone / Zoning ordinance proposed revisions.
a. Review Zoning changes to date
b. Include Nick’s suggested edits to Code ordinance in this round of hear / Town Meeting?
c. Set date for public hearing?  Town meeting 3/24?

Discussion led to scheduling a Board meeting on February 27th to “finalize” the ordinances. Gloria will finish up on changes right away so members have a chance to read both before the meeting on the 27th. Any last minute changes are to be made in time for the Select Board meeting the next night, February 28th. Hopefully the Select Board will set a date for a Town Meeting which must be proceeded by a Public Hearing which will have specific notice/advertisement requirements.

9. Public Comment

10. Adjourn

Motion: Moved by Bob Earnest and seconded by Chip Corson to adjourn the meeting at 9:05 PM.

Vote: 7-0, unanimous; motion carried

Respectfully submitted,

Gloria Brown, Deputy Clerk