

## Planning Board Minutes

The Planning Board met on Tuesday, May 8, at the Chebeague Recreation Center beginning at 7:00 PM

**Planning Board Members Present:** Bob Earnest, Jane Frizzell, Caitlin Bowman, John "Chip" Corson, Kyle Koerber, Carol White

**Also present:** Marjorie Stratton

**1. Call Meeting to Order:** Chair Bob Earnest called the meeting to order at 7:04 PM.

### **2. Review minutes**

**Motion:** Moved by Chip Corson and seconded by Caitlin Bowman to accept the minutes of the April 24, 2018 meeting.

**Vote: 5 – 0**

**Kyle arrived**

### **3. Sign Findings of Fact – CIBY site plan review from last meeting**

The findings of fact document was signed.

### **4. Update: Marjorie – zoning map?**

- Mike Morse of DMR will not accept the zoning map submitted to him following the April 7, 2019 town meeting.
- Marjorie was asked to follow up on her prior request to Judy Colby-George of Spatial Alternatives for a copy of the revised map. Need by May 11<sup>th</sup>.
- Bob suggested bringing the revised map to the June 9, 2018 town meeting. To fulfill notice requirements the public hearing would have to be at the May 23<sup>rd</sup> Board of Selectmen meeting.
- As it stands the map is not current, but the ordinance stands.

### **5. Next steps: changes to Zoning Ordinance**

#### **a. Review list of potential changes & PB members' top choices of issues to address**

Discussion:

- How to involve community in discussion?
- Comprehensive Plan to be updated?

- Change to one zone? Table of uses for IB and IR are similar.
- Should lot size requirements be reduced to encourage development?
  - But must use caution regarding subsurface wastewater disposal.
- How to encourage development and maintain rural character?
- Add discussion of CFMA to list?

**b. The Board prioritized the items into the following list:**

- 15 - What is the carrying capacity of the island? Does this drive all else?
- 16 - Develop appropriate overlays for Zone 1, such as Growth, Resource Protection (which currently exists on in the Shoreland), Aquifer Protection, Habitat Protection, View Protection, and Historic Protection
- 19 - How to manage the number and impact of wharves?
- 20 - Short-term rentals
- 24 - Clean-up Site Plan Review
- - - CFMA overlay

**Carol departed**

- Bob suggested starting with #24

**6. Other business?**

Potential review of solar project under section 206.6.E.4.b.

Proposed schedule: May 22 - review application for completeness

Thursday, June 14 - public hearing to hear proposed project

**7. Public comment?**

**8. Adjourn**

**Motion:** Moved by Chip Corson and seconded by Bob Earnest to adjourn the meeting at 8:34 PM.

**Vote: 5 - 0**

Respectfully submitted,

Marjorie E. Stratton  
Town Administrator