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 11th.
   - 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 23rd 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?
  o 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?
   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