Planning Board Minutes

The Planning Board met on Tuesday, June 19, 2018, at the Chebeague Recreation Center beginning at 7:00 PM.

Planning Board Members Present: Bob Earnest, John “Chip” Corson, Kyle Koerber, Caitlyn Bowman, Nancy Hill, Jane Frizzell, Carol White (arrived late)
Also Present: Marjorie Stratton, Gloria Brown, Leila Bisharat and Evin Erder

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

2. Review minutes of 6/14 meeting
Motion: Moved by Kyle Koerber and seconded by Chip Corson to accept the minutes of the June 14, 2018 meeting.
Vote: 4-0 (Carol had not yet arrived; Jane and Nancy had not attended the June 14 meeting)

3. Sign Findings of Fact for Revision Energy site plan review (did we get a statement from DEP via CEO?)
[Carol White arrived]
Marjorie had an email response from Audie Arbo of the Maine Department of Environmental Protection (see attached). Bob read the response aloud.
Motion: Moved by Chip Corson and seconded by Nancy Hill to approve the Findings of Fact as written.
Vote: 6-0
Board members signed the Findings of Fact.

4. Workshop: next steps on changes to the Zoning ordinance
The Board discussed incorporating public participation into our process.
   a. Review the PB working document attached (distillation of Comp Plan goals)
   b. Review / recap of changes discussed in our work with Stephanie last year
   c. Discuss and plan a public workshop on next round of changes to Zoning ordinance:
      i. Planning Board suggestions?
      ii. Public suggestions
      iii. How to prioritize results
Discussion included:
• CFMA overlay zone
• municipal zone
- discussion on the 16 goals; how to prioritize
- aquifer, plumbing code, septic
- education for the community by experts of what options are available; series of workshops
- need to know the capacity of the aquifer
- gather data that the town already has such as from voter rolls, census, wetlands map, location of wells
- Leila suggested that we find an expert who can advise on both open space and housing
- have expert talk to committee first, then to a public workshop.
- Bob would like to chip away at little things in the ordinance at the same time that we are working on the over-arching goals
- Suggestion for protecting open space: right of first refusal; would require the Town to have funds set aside for property purchases
- homework: each member to propose 3 most important issues, submit these to Bob, who will collate. Members to attach proposed regulations and existing data to support the three most important goals

Motion: Moved by Carol White, seconded by Chip Corson, to have members vote for their top three choices from the list of 16 by sending votes by email to Bob by June 26. He would then notify all the members of what the top three choices are of the whole group. Members to bring to next meeting: list of specific ordinance proposals and list of data and expert advice required to back up proposals pertaining to the group’s three top choices.

Vote: 6-0

Leila recommended that board members make a list of available maps that would help our process. Also to discuss and agree on definitions and terminology such as character zoning and cluster zoning and other options

5. Other business: none

6. Public comment: none

7. Adjourn

Motion: Moved by Kyle Koerber, seconded by Nancy Hill, to adjourn the meeting at 8:41 PM.

Vote: 6-0

Respectfully submitted,

Gloria J. Brown
Deputy Town Clerk