

Planning Board Minutes

The Planning Board met on Tuesday, October 10, 2018, in the Meeting Room at the Public Safety Building beginning at 7:00 PM

Planning Board Members Present: Bob Earnest, Jane Frizzell, Danny Molloy, Kyle Koerber, Nancy Hill, Caitlin Bowman, and Chip Corson (arrived late).

Also present: Gloria Brown

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

2. Review minutes

Motion: Moved by Kyle Koerber and seconded by Caitlyn Bowman to accept the minutes of the September 11, 2018 meeting.

Vote: 6-0 (Chip had not yet arrived)

Motion: Moved by Nancy Hill and seconded by Jane Frizzell to accept the September 19, 2018 Workshop Notes.

Vote: 6-0 (Chip had not yet arrived)

3. Review and discuss what we learned at the Public Workshop on protecting the aquifer:

a. Proposed Zoning Ordinance updates?

b. Other actions that the Board should take, next steps required, etc.

Bob opened the discussion with the role of the Planning Board in implementing the recommendations of the Comprehensive Plan. Referring to the Planning Board Ordinance, the Board is to propose changes to the town's zoning ordinances and make recommendations regarding planning issues to the Board of Selectmen. The comments from the workshop were overwhelmingly pointed toward education, at least initially, with ordinance changes to come later.

Septic Systems

- Education through monthly articles in the Island "Calendar"
 - Include info about breaks caused by land shifting
- Produce and distribute an informational brochure/pamphlet to all property owners over the winter
- Before next year's tax bills are sent, prepare an educational insert and property owner response card to gather information about current conditions of septic systems and wells.
 - Response to be a request, not a requirement, at this time

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- Obtain existing database from approximately 10 years ago.
 - Develop proposals to update database re: septic systems and wells
- Draft ordinance changes to require permits for wells and septic systems
 - Require septic systems to be pumped every X years with certification to the town
 - Develop a strategy for getting wells tested
- Check with CEO about septic system data available in town records

Motion: Moved by Bob and seconded by Chip to work toward adding ordinance requirements for periodic septic pumping, including method for verifying compliance, some sort of penalty, finding a way to assess at-risk tanks (hire a professional). Plan to bring proposed ordinance changes to the 2020 annual town meeting.

Vote: 7-0

Fuel Oil Tanks

- Looking for state help with identification of at-risk tanks
 - State still has some funds available for tank replacement
- DEP does not do inspections
 - Ultrasound inspections could be done by burner service people during annual service, but many people do not get annual service.
 - Solicit all property owners who would be interested in this type of service
- CIBY, as fuel dealer, may be able to identify some older and/or rusting tanks
- Kyle to write up a possible testing program for the next meeting
- Kyle to contact Tim Larrabee (local fuel service person) regarding training for inspection certification.
- Possible ordinance changes:
 - Require double-walled tanks for new construction
 - Require ultrasound inspection of fuel tanks as part of real estate transactions with reports to be submitted to the town. Require such tanks to meet requirements of tanks for new construction.

Old Cars

- Education and organization for vehicle removal
- Develop a plan to collect and remove old batteries

Salt Water Incursion

- Study of island's population capacity with regard to freshwater
 - Develop funding request
 - Find a specialist to conduct study

Bob will ask Carol White for a recommendation for a specialist

Winter Road Salt

Workshop participants expressed almost no interest in limiting winter road salt.

Herbicides, Pesticides and other Hazardous Chemicals

- Find out what exactly the golf course is using

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- Look at what other coastal towns do about limiting or prohibiting these chemicals
 - Add information to proposed brochure
- Caitlyn will research and prepare a report for the next meeting.

To Do List

- Bob will contact CEO re: existing town data on septic systems and wells
- Bob will contact Herb Maine to set up workshops to discuss all of these proposals
- Kyle to write up a possible testing program for the next meeting
- Kyle to contact Tim Larrabee (local fuel service person) regarding training for inspection certification
- Bob will ask Carol White for a recommendation for a specialist
- Bob will contact MMA-Legal regarding proposal that would require fuel tank inspection as part of real estate transfer
- Caitlyn will research and prepare a report re herbicides, pesticides and hazardous chemicals for the next meeting.
- Danny will prepare for the next meeting a mock-up with indications of content and format of a proposed brochure/pamphlet to be sent to property owners this winter.
- Caitlyn will research pricing for bumper stickers.

4. Other business

Jane asked when the committee would return to the big picture of what is permitted in the Zoning Ordinance.

- Focus right now is on aquifer protection per the committee's prior decision to do so (July 10, 2018).
- While working on this one facet, we should not lose sight of where the current focus fits into the big picture.

5. Public comment – none

6. Adjourn

The meeting adjourned at 8:28 PM.

Respectfully submitted,

Gloria Brown
Deputy Clerk