

Planning Board Minutes

The Planning Board met on Tuesday, November 13, 2018, in the Meeting Room at the Public Safety Building beginning at 7:00 PM

Planning Board Members Present: Bob Earnest, Jane Frizzell, Kyle Koerber, Nancy Hill, Caitlin Bowman, and Chip Corson. **Absent:** Danny Molloy.

Also present: Gloria Brown

1. Call Meeting to Order: Chair Bob Earnest called the meeting to order at 7:00 PM.

2. Review minutes

Motion: Moved by Kyle Koerber and seconded by Nancy Hill to accept the minutes of the October 9, 2018 meeting.

Vote: 6-0; motion carried

3. Review homework assignments and set next steps regarding aquifer protection

- Bob contacted Jim Butler, CEO re: existing town data on septic systems and wells
 - Jim has nothing on wells; he does have a database (spreadsheet) on septic systems that goes back to 2009
 - Bob talked with Carol White re: importance of database on septic systems and wells. She said that if we have any sort of incident, knowing where wells and septic systems are located is the first step in remediation
 - Carol said she and Beverly Johnson have a database on wells. Beverly has been keeping up with new installations. (Beverly is working toward retirement.)
 - Chip asked if it would be possible for the town to get a copy of the card that goes to the state when new wells are drilled.
 - Kyle accessed the state's Water Well Database-
<https://www.maine.gov/dacf/mgs/pubs/digital/well.htm>
shows location, depth, yield
 - Chip: get people interested in location of their wells and neighboring wells
 - Value of periodic water tests – last round of tests was done 8-10 years ago
 - Bob and Carol talked about how to facilitate another round of data points regarding the health of the island water supply
 - Voluntary program:
 - ~ people would pay for their own test and get their own test results
 - ~ results would be anonymized

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- ~ Town could distribute vials and protocol sheets, collect them and take them to the lab, making it easier for individuals to participate. Carol is willing to do the distribution and take samples to the lab.
- ~ PB to work with the Select Board to publicize the program
- o Bob suggested an ordinance change requiring a permit before a well is hooked up to a house (dug or drilled well); similar to permitting septic systems
- o Question: would state collaborate with the town to update/complete well record data?
- o Bob will talk to the state and to Carol White
- Bob contacted Herb Maine to discuss proposals re: car removal and well testing
 - o Car removal: Carol White said DEP paid for the crusher that was here.
 - Wayne Dyer and Kim Boehm got the vehicles out of the woods and transported them. We need to find another way to do this
 - Also talk to the DEP about crusher
- Bob asked Carol White for a recommendation for a specialist/engineer to analyze risk. Carol said analysis has already been done. She would be willing to come to a meeting and give a presentation about analysis that has been done in the past to analyze the risk, most recently for the Comprehensive Plan.
- Bob as not yet contacted MMA-Legal regarding proposal that would require fuel tank inspection as part of real estate transfer
- Kyle presented his information about what people should be looking for when they assess their fuel oil tanks. Another thing to look for are tanks with side outlets (pre-1987). New ultra-low sulphur fuel is good for the environment but not so good for oil tank durability.
 - o A point-of-sale (POS) ordinance would be beneficial. Involves tank inspection and certification at the time of sale, transfer or replacement.
- Kyle talked to Tim Larrabee who said he would be amenable to training for inspection certification. Still needs to talk to Jon Rich and Stephen Todd
- Kyle talked to DEP regarding education and tank replacement for low-income owners.
 - o DEP recommended we develop a list of potential candidates for subsidized tank replacement. Discussion re: how to get information for list.
 - o DEP would be willing to come out and talk to the public about leaking tanks and their replacement program.
- Discussion re: environmental risks of mini-split and ground-source heat pumps
 - o Consider an ordinance not allowing ground source heat pumps on the island
- Caitlyn reported on her research on herbicides, pesticides and hazardous chemicals.
 - o She recommends an ordinance restricted use of toxic chemicals. Enactment would come after an education campaign. Proposal that we be proactive rather than reactive in our approach.
 - o Nancy suggested that the education campaign include school children.
 - o Caitlyn said that it's not just about toxics in the aquifer, it's also about overboard discharge and runoff into the bay.

- Caitlyn reported on pricing for bumper stickers. For a very plain, two-color, 3"X10" bumper sticker, the cost would be \$375 for 500 bumper stickers. Consensus was to go ahead with a design.
- Bob reported that Danny said he's ready to work on our brochure as soon as we send him some content.
- Discussion re: moving education campaign forward
 - Bob will write an introductory article for the Calendar. Also talk with Beverly Johnson and Deb Hall.
 - Website link for report from Casco Bay Estuary Project
 - Kyle will prepare an article re: fuel tanks and DEP
 - Invite DEP to come for a PR meeting
 - Nancy will work on coordinating with the school/rec center
 - Chip will research ground-source heat pumps

4. Discuss which major goal we should address next; what are next steps for this item?

Discussion: First priority is well underway. Education followed by ordinance changes proposed for June 2020 town meeting

Next two priorities are:

- #2 Preservation of Great Chebeague as a viable and diverse year-round community and
- #9 Maintenance and improvement of the historic character of all islands in the Town (including historic structures and natural areas) coupled with the maintenance and expansion on Great Chebeague of trails, bike paths, open space, wooded areas, beach areas, and points of access to the foreshore).

Bob: Prior discussion was about how to change the zoning ordinance to better fit Chebeague.

- Board was heading in the direction of reducing the set of 4 tables to 1 table, reducing two zones to one and simplifying the ordinance, all of those in such a way that we increased public participation and planning board involvement any time a big proposal came down the road.
 - Small home business or small residence: no review
 - Boatyard, new hotel or hotel expansion to be reviewed no matter which zone
 - Size threshold for single residences >35,000 sq. ft.
- These could be included in either #2 or #9

Kyle: Many of these categories overlap. Open space would be a huge category that includes several of the others. Other instances of category overlap were discussed.

Caitlyn suggested addressing the topic of chemicals being dumped overboard or in runoff can also affect our marine environment and aquaculture. Bob suggested including that concern in the introduction to the aquifer protection education piece.

Bob just joined the Cumberland Mainland and Island Land Trust. It would be great if the Planning Board, Select Board and Land Trust could work together on open space issues.

Kyle: look at aerial map mark, existing trails, large wooded areas, areas at risk; see if some trails could be connected by getting easements. Bob: one of the land trust's current projects is trails on Chebeague

Consensus of the Board: to go with Open Space. For next meeting, Bob will gather maps.

5. Other business

- Bob: one thing that the Select Board and Planning Board could work on together is how to get rid of old vehicles.
 - Pay for removal when vehicle comes on island?
 - Ironclad plan (ordinance) to be implemented January 1, 2020, after which it will cost \$xxx to get rid of vehicle.
 - Some kind of amnesty program to get vehicles off before January 1, 2020.
 - Eventually enforce current restrictions for how many vehicles (including boats) can be on a property. Set this issue aside for now.
- A resident had a shed built, didn't have to follow normal setbacks because it was called a shed. So now a very tall shed is only 15 feet from the boundary with the neighbor who now wants his taxes reduced because the shed's placement devalues his property. This illustrates the need for a definition of shed in the zoning ordinance.

6. Public comment - none

7. Adjourn

Motion: Moved by Kyle Koerber and seconded by Chip Corson to adjourn at 8:30 PM.

Vote: 6-0; motion carried

Next meeting: Tuesday, December 11, 2018, 7 PM.

Respectfully submitted,

Gloria Brown
Deputy Clerk