The Planning Board met on Monday, December 9, 2019, Chebeague Island School multi-purpose room beginning at 6:30 PM

**Planning Board Members Present:**  Bob Earnest, Travis Nadeau, Esther Danielson, Carol White

1) **Call Meeting to Order:** Chair Bob Earnest called the meeting to order at 6:35 PM.

2) Review minutes of Nov 11 meeting – Moved by Esther Danielson and seconded by Travis Nadeau to accept the minutes of the November 11, 2019 meeting.

3) CEO permits were discussed with two growth permits identified.

4) Open Space Plan:
   a. reviewed maps – identified problems with maps, including adjustments to road buffers, saltgrass disposition around the Hook, updated Town-owned and conservation easement properties, bird habitat at islands to the North
   b. discussed adding an overlay identifying important marine resources (lobster, clam, oyster, scallop grounds)
   c. identified potential focus areas on the map, predominantly centered on existing open spaces along the waterfront and Town-owned properties, but also with a general interest in preserving the large undeveloped blocks to the island interior
   d. open space overlays important to Chebeague that guide focus areas include; recreation, agriculture, aquifer, wildlife, scenic-value areas
   e. Potential next steps:
      i. Carol to contact GIS folks (Bill) about improving the aerial photography with some materials she has available and possibly adjust the data sets to more recently available information
      ii. Discussed possibly adding the aquaculture leases to the maps

5) General discussion regarding biomass fuel potential and use of forest resources

6) Review of “on deck” issues with Land Use Ordinance
a. Discussed adjusting the requirements for subdivisions to fall more in-line with expected improvements. Current major subdivisions require curbing, sidewalks, etc; future review – after open space plan is complete – will include proposal of conservation subdivisions as replacement of major subdivisions
b. Perhaps look at driveway and fire access requirements raised by FD as public safety improvements
c. Conversation about island gentrification as it relates to Air-BNB requirements~ All thought that additional information and consideration of community feedback would be necessary prior to writing requirements
d. Considered adjusting the wharf ordinance language~ review how Harpswell and Chebeague language differs

7) Other business?
   a. Potential workshop with Town selectmen concerning marijuana sales and ordinance language to address medicinal and retail sale (Bob to followup w/SB)

8) Adjourn
   Motion: Moved by Esther Danielson and seconded by Carol White to adjourn at 8:02 PM.

   Vote: 4-0; motion carried

Next meeting: Monday, January 13th, 2020 6:30 PM, at the Chebeague Island School multi purpose room.

Respectfully submitted,

Travis Nadeau