

Planning Board Minutes

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

Town of Chebeague Island
192 North Road
Chebeague Island, ME 04017

Phone: 207-846-3148

www:townofchebeagueisland.org

Fax-207-846-6413

- 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