

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

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Planning Board

The Planning Board met on Monday April 11th, 2022, via Zoom beginning at 6:30PM

Planning Board Members Present: Bob Earnest, Carol White John Wilson, Kyle Koerber, Paul Belesca, Esther Danielson, Travis Nadeau Also present first part of meeting: Steve Hart and Mark Green from Long Island

- 1) Bob discussed the response by Patricia Curtis @ North Haven – most of their efforts were related to low income housing. Resistance to cluster housing at first, mostly due to its association with affordable housing. Once the project got underway, though, the community rallied behind it; now viewed in a positive light.
- 2) Review minutes of March 14 meeting – John moved to accept the minutes seconded by Esther- passed 6-0 (Kyle was not present at the 3/14 meeting)
- 3) Steve Hart and Mark Green from Long Island joined to review their experience with recent ordinance changes regarding cluster sub divisions. For reference, see their Chapter 14 Land Use Ordinance > Cluster Development (last provision on page 116).
 - a. Minimum side set back exemption of 20 feet was unpopular with Fire Chief and will be revised.
 - b. The other issue that was a concern was water. Some members of the community felt that a shared well could negatively impact neighboring properties.
 - c. They also thought the name Conservation Subdivision was better than Cluster Development.
 - d. Carol suggested wording for us such as “Water supply is adequate to supply the development at the start of the project”.
 - e. Bob suggested the group develop a plan for subdivision ordinance in the next meeting.
 - f. John suggested that we review what the Planning Board goals of the ordinance would be.
- 4) Open Space Plan – we reviewed final draft and agreed to send it to Town Meeting.
 - a. From recent suggestions:
 - i. We stuck with our earlier approach to not include a specific action plan; that is, we’ll keep this at a strategic level and develop action plans from this document.
 - ii. We also reviewed the addition of graphics; sense of the group was that this is an improvement.
 - iii. Esther and John will review for final typos.
 - iv. Carol motioned the group finalize the Open Space Plan and send to first available Selectman’s meeting to add to the Town Warrant; seconded by Esther – vote was unanimous 7-0.
- 5) Ongoing focus items:

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- a. Stable armored loophole: we discussed this with Pete > if shoreline is armored before development building may be sited closer to the bank. Per Pete, the State is likely going to amend so that the loophole goes away.
 - b. The group discussed creating the definition of a shed for our zoning ordinances. The group did not think it was a priority to provide a definition.
- 6) Other business
- a. The group decided to meet in person next month.
 - b. Paul discussed requested follow up by the Code Enforcement Officer regarding areas of concern that were communicated in 2021. Bob will contact Vika, and suggested we revisit this agenda item more formerly in the next meeting.
 - c. Bob is submitting papers tomorrow to run for Select Board.
- 7) **Adjourn:** Moved by Paul and seconded by John to adjourn at 8:01 PM.

Vote: 7-0; motion carried

Next meeting: May 9th, 2022 6:30 PM, in person.

Respectfully submitted,

Kyle Koerber