

Minutes, Planning Board meeting 3/13/2023

Attendance: John Wilson, Kyle Koerber, Travis Nadeau, Paul Belesca

- 1) Meeting called to order @ 6:31
- 2) Minutes of 2/13/23 meeting; **Travis moved for approval, Paul seconded, approved 4-0**
- 3) **Kyle moved, Travis seconded, the group approved 4-0 to bring the following changes to the Town Selectmen:**
  - a. Growth Management: amend 107.1.1 to: "Growth Permits issued in a calendar year shall be four (4), with two (2) additional Growth Permits available for affordable housing constructed by a not for profit organization."
  - b. Planning Board Ordinance changes
    - i. Board membership requirement reduced to 5
    - ii. Quorum attained with 3 voting members
    - iii. A Maine resident may be appointed only if board already has 4 Chebeague resident members
    - iv. 2 non-voting associate members may be appointed
    - v. Meetings may be held over publicly available electronic media
- 4) The group discussed the CEO permit reports and the fact that growth permits issued for 2023 expire April 1
- 5) John reviewed Comprehensive Plan Updates and his organization of the process.
- 6) The group discussed Paul's recommendation for Shoreland Zoning Ordinance Revisions Section 308.4 K. Paul is going to review process with DEP. Should to ordinance be changed or the application? Can DEP proceed without Town approval first?

Ordinance conditions are met. Applications shall include, but shall not be limited to structure elevations, high and low water elevations, building materials to be used, soil substrates, habitat types, and property boundary surveys, as well as any necessary Federal and State permits received from the

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Department of Environmental Protection under the Natural Resources Protection Act, 38 M.R.S. §480-C as subsequently amended, the Army Corps of Engineers.

- 7) The group discussed Sam McLean's email to the board.
- 8) The group discussed LD 487 that establishes regional coastal planning commissions

- 9) The group discussed additional land use ordinance changes and what a single zone might look like. What uses should always be allowed? If non-allowed uses are proposed, what limitations or requirements must be met, and what might be the process for approval?
- 10) John Summa discussed preliminary ideas for use of his property
- 11) Travis discussed people contacting him for a housing commission.
- 12) The board will meet next on April 10<sup>th</sup> @ 6:30 PM at the Island Hall
- 13) **Travis moved to adjourn, Paul seconded, approved 4-0**
- 14) Meeting adjourned @ 8:04