

Minutes of the meeting of the Town of Chebeague Island Planning Board, Thursday June 24, 2010 at 7:15 at the Hall

Present: Ernie Burgess, Louise Doughty, Jane Frizzell, Beth Howe (Chair) and Tad Runge
Absent: Sam Birkett, Mabel Doughty.

Also present: Paul Belesca, Mark Dyer and Scott Seaver.

1. Minutes of the meeting of April 22, 2010. Tad moved, seconded by Jane that the minutes be approved. Approved unanimously.

2. Application by the Chebeague Island Boat Yard (Map I07, Lot 45 in the Island Business/CMA Zone), Paul Belesca owner and Manager, to strike item 4 of the conditions of approval in the April 30, 2007 Notice of Decision by the Town of Cumberland Planning Board, approving the site plan for a new building at the Boat Yard. This condition required the removal of all boats from the front setback at the Boat Yard, or a request to reduce the requirements of this section to the Chebeague Island Selectmen and Planning Board. The application proposed that the language in item 4 be replaced with the State DOT language about sight distance along a road:

“4. All boats stored along John Small Road will comply with Maine Department of Transportation sight distance requirements. The minimum sight distance shall be 10 feet for every mile per hour of posted speed limit on the existing public way. Sight distances shall be measured from the driver’s seat of a vehicle that is 10 feet behind the curb or edge of shoulder line with the height of 3.5 feet above the pavement and the height of object 4.5 feet.”

Beth described what had happened at the site walk at 3:30 this afternoon. It was attended by Beth, Louise, Scott Seaver and Erica Formisano. The purpose of the site walk was to determine whether there was adequate sight distance, according to DOT’s sight distance standards, from the driveway of the Boat Yard. The required sight distance is 300 feet in each direction. This was marked and a vehicle was driven to the mark to determine if it could be seen. The sight distance was determined to be adequate. Bushes around the telephone poles at the edge of the ROW, which obscure the view somewhat, are the responsibility of CMP or the Town, not the Boat Yard.

People at the meeting had been given the application before the meeting and/or was familiar with the circumstances leading up to it, so Paul did not give an initial presentation of the proposal.

Ernie asked whether, if the sight distance had not been sufficient, whether the Town could reduce the speed limit at that point on the road. Beth and Scott said that the speed limit is set by the State. The Selectmen might be able to petition DOT to have it reduced in a specific area.

Jane asked whether the boats in the setback had posed any problem for winter plowing. Scott said the issue had been raised and he and Paul had walked the site and agreed how far back the boats would be set in future winters so that they would not be hurt by flying snow. Under the

sight distance rule, they could be somewhat closer to the road at the far end of the 300' than near the Boat Yard driveway.

Beth opened the public hearing. No one testified formally. Beth closed the public hearing.

Tad moved to strike the language in point 4 of the April 30, 2007 Notice of Decision by the Town of Cumberland Planning Board, and moved to replace it with the wording in the Boat Yard's application that:

“4. All boats stored along John Small Road will comply with Maine Department of Transportation sight distance requirements. The minimum sight distance shall be 10 feet for every mile per hour of posted speed limit on the existing public way. Sight distances shall be measured from the driver's seat of a vehicle that is 10 feet behind the curb or edge of shoulder line with the height of 3.5 feet above the pavement and the height of object 4.5 feet.”

The motion was seconded by Ernie. Approved unanimously.

Beth said that Jane was going to continue as a member of the Board, but she had not heard from Sam whether she intended to continue to serve or not. The Selectmen will take up these appointments on July 14.

Respectfully submitted,

Beth Howe