

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

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www.townofchebeagueisland.org

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MEMO

To: Vika Wood, Town Administrator
From: Jim Butler, Code Enforcement Officer
Date: 1/6/2023
Re: Monthly Report

December continued to be a very busy month in the code office. It was discovered that we had 1 growth permit from 2022 expire so I was able to issue that growth permit to 1 applicant on the waiting list. I did receive some questions pertaining to Hope Island. Here is a summary of activity happening currently.

Knickerbocker Group, in collaboration with KHA architects, is providing design and construction services for the proposed development and improvements on Hope Island. It is Mr. Mylett's intent to renovate a handful of the existing structures, replace two buildings entirely and make dramatic improvements to the landscape including the installation of 9 private golf holes. The entire island has been surveyed for existing conditions which include: existing structures, existing impervious surfaces including roads and drives, existing utilities, topography, all trees above 4" in diameter within the shoreland zone, and gradients meeting the definition for "resource protection district". The island has approximately twenty-two (22) existing structures; this includes a handful of misc. dilapidated and unused sheds that will either be demolished or remain. The previous use of the island was private residential with agriculture being an accessory use. The proposed use is private residential - it is the intent of the applicant to dramatically reduce the number of animals on the island and in turn, repurpose some of the agricultural structures into interior residential space. The owner is also an avid golfer and intends to install some golf holes and features solely for his private use and not for any public use. These will be installed outside of the Shoreland zone and be installed and synthesized within the existing natural landscape to bring environmental harmony and further improve sustainability.

Renovations:

1. Peacock Structure (permitted; under construction)
 1. Site Improvements including a pool, pool deck and pickle ball court (permit submitted; not under construction)
 2. Boathouse/Maintenance Building – Conversion of a storage space and workshop into a gathering space with a bar (permit submitted; not under construction)
 3. Storage Barn (old Horse barn) – currently used as agricultural storage – would be converted to residential/furniture storage and potentially future gathering space (in conceptual design; this is not definite and is budget-dependent)

New Construction/Replacement:

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1. Main house – proposed demolition of the existing house (permit submitted and approved) and construction of a new main house (in design; not under construction)
2. Carriage House – Demolition of the existing carriage/guest house (permitted and work completed) and replaced with a new carriage house (permit submitted and approved; under construction)
 1. Site Improvements including exterior decks and patios (permit submitted; not under construction)

Allison Sirois the Regional Manager from Maine DEP has received some complaints and last week there has been communication on the project. DEP was engaged months ago and continues to be informed of activity on Hope Island. A joint visit with Town and DEP will be happening in the next few months.

Any questions as always don't hesitate to reach out

December Permits Issued: *(Specifics can be found on Town Website under Code Enforcement)*

Building Permits:3

Electrical Permits:2

Shoreland Zone:1

Subsurface Wastewater:0

Internal Plumbing: 1

Growth Permits:1