

TOWN OF NORTH HAVEN
Planning Board Meeting

April 4, 2007

Minutes

Planning Board Present: Kim Alexander, John Dietter, David Jermann, Pasty Lannon,
Kathy Macy

Code Enforcement Officer: Paul Quinn

Also present: Steven Blatt, Tom Marx, Bill Parkington, Guy Hurd

1. Call to Order

Kim Alexander called meeting to order at 7:08 pm.

2. Approve Minutes of February 7, 2007 & March 7, 2007

Motion to accept the minutes of Feb 7, - Lannon, second – Alexander.

Approved 2 in favor, 0 opposed, 3 abstained

Motion to accept the minutes of March 7, - Dietter, second – Alexander.

Approved 2 in favor, 0 opposed, 3 abstained

3. Election Of Officers: Chair & Secretary

Motion to nominate Kim Alexander as Chair – Lannon, second – Macy.

Approved 5 – 0.

Motion to nominate John Dietter as Secretary – Macy, second – Lannon.

Approved 5 – 0.

4. Other

Motion to take Other out of Order – Macy, second – Lannon.

Approved 5 – 0

Bill Parkerton discussed the sample wind tower ordinance that John Dietter submitted last meeting. Bill pointed out that the setback distance of 2X the height of the tower would eliminate a lot of landowners. Dietter explained that the setback was taken from several other existing tower ordinances from other communities. Dietter responded that the 2x height distance was actually much less conservative than some ordinances,

which call for 1000ft from the nearest dwelling. Discussion was had over the way to measure the height – from ground to top of tower, to hub, to maximum height of blade. It was decided to form a sub-committee to work on a draft wind tower ordinance for the next meeting. Kathy Macy stated that an ordinance must have a public hearing before town votes it on, with hopeful inclusion in the June Town meeting for a vote. Dietter, Lannon and Macy agreed to serve on the sub-committee.

5. CEO Report

Pre-application Hearing – North Haven Community School Application. Quinn briefed board on his approval of permits for movement of small buildings. Steve Blatt (Architect) and Tom Marx (Superintendent) made a presentation of the new school facility construction plan addressing the six conditional-use permitting standards.

- A) No adverse impact
- B) Compatible with permitted usage
- C) Safe & healthful conditions maintained
- D) No new hazards created
- E) Right and title of interest
- F) Off street parking

The lot is 4.7 acres with 1.47 acres impervious area = 32% of lot. Guy Hurd, representing the Historical Society's interests, asked about the infiltration basins for stormwater drainage.

6. New or Pending Permits

Fred Dodd – Oak Island, Paul explained Fred wants to build a house on the island, which is in the resource protection zone but he has not submitted a sewer system plan, Paul will request one from Fred.

Joan & Dan Amory – Adding a bedroom, taking out one bedroom, 0 change, No problem with septic system.

7. Ongoing Enforcement Issues

Phil Mara, shed & porch, Noreen O'Conner, shed

8. Other

Motion to change the planning board meeting date to the second Wednesday of the month – Macy, second – Lannon. Approved 5–0. Wednesday May 9th. is next meeting.

9. Adjournment

Motion to adjourn – Jermann, second Lannon. Approved 5-0 8:50 pm.