

NORTH HAVEN PLANNING BOARD
MEETING MINUTES
DECEMBER 12, 2018
TOWN OFFICE 5:00 PM

Present: Pat Curtis, Jeff Crawford, Jamien Shields, Tammy Brown (associate CEO), and Paul Quinn (CEO).

Absent: Emily Greenlaw

Guest: Cecily Pingree

1. Call to Order: at 5:03 p.m.

2. Approve Minutes of November 14, 2018:

Moved by Jamien seconded by Pat approved 3 - 0 with the inclusion of the complete findings of fact letter from Paul Gibbons.

Last month, we discussed whether or not, according to Robert's Rules of Order, Board members can vote to approve meeting minutes for meetings that they did not attend. Tammy provided the following link: <https://jurassicparliament.com/approving-minutes-if-you-were-absent/>

Robert's Rules of Order Newly Revised, 11th edition says this:

It should be noted that a member's absence from the meeting for which minutes are being approved does not prevent the member from participating in their correction or approval. p. 355, ll. 8-11.

3. Proposed Land Use Alterations at Calderwood Hall (Cecily Pingree):

Cecily provided drawings of proposed kitchen prep and refrigeration annex to Calderwood Hall. Since the building is non-conforming she can add up to 732 sq. ft. (according to the North Haven Land Use Ordinance section 2.5 B) of building space. The proposed annex is approximately 690 sq. ft. and will not impact the number of parking spaces. The next step is to submit an application with an updated drawing of the annex.

4. CEO Report:

New Permits Issued:

31-18 Turner Farm Restoration
Map 05 Lot 01, Shoreland District
RE: Wharf

25-18 Kate Taylor
Map 30 Lot 52-2, Village District
RE: Generator Platform

Denied Permits:

None at this time

Pending Permits:

None at this time

Potential Projects:

Lisa Shields shared information with Tammy regarding drainage issues along the road to Paul Jackson's land. A soil scientist from Knox County Soil and Water Conservation, David Roque, was on the island looking for septic sites and noticed the expanding wetland. In order to follow up, the CEO needs a letter from a community member stating that there is a drainage problem.

Waterman's Community Center is considering installing a generator. The generator needs to be 10 feet from the building according to the electrical code.

Cecily Pingree - Calderwood Hall Secondary Concept Addition

Cecily came to us with another concept of an addition. From past applications:

Per land use permit #13-14, the planning board held a public hearing and approved the conditional use of a market and pizza restaurant with the following condition attached: The number of parking places required by the NH Land Use Ordinance, which is 6 will be in place by July 1, 2014.

Per permit # 37-15, the planning board held a public hearing and approved the conditional use of a Brewery, with the following condition: There is no undue burden on the Town Sewer or Water Systems.

5. Questionnaire from Maine Historic Preservation Commission:

There is nothing to add to the questionnaire.

6. Other Business:

Subdivision Ordinance - the proofreading is underway and formatting adjustments will follow. We need to determine when we will have a Special Town Meeting to bring this document to the community.

7. Reminder - Next regular meeting, Wednesday, January 9, 2019 at 5:00 p.m:

8. Adjourn: Moved by Jamien and seconded by Pat to adjourn at 6:00, approved 3-0.

Land Use Ordinance Workshop to follow adjournment

Respectfully submitted: Jeff Crawford