

NORTH HAVEN PLANNING BOARD  
MEETING MINUTES  
FEBRUARY 14, 2018  
TOWN OFFICE 5:00 PM

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

**Absent:** Becky Bartovics

**Guests:** Gil Foltz, Mert Howard

**Guests (by phone):** Andrew Mulholland and Stacy McCline

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

**2. Approve Minutes of January 10, 2018:**

Moved by Doug and seconded by Jeff, approved 3-0, 1 abstention

**3. CEO Report:**

**New Permits Issued:**

01-18 Marion Mann

Map 13 Lot 04A, Shoreland District

RE: Addition

**Denied Permits:**

None at this time

**Pending Permits:**

None at this time

**Potential Issues:**

Paul will follow up on the storage shed on Miner's property.

Paul completed the CEO census report for the State of Maine. Based on the State's criteria, we had six residential units for North Haven in 2017.

**4. Legal Fees Update Concept Plan Discussion for Property Division (Packer property - Map 6, Lot 4):** Concept map from the Surveyor is attached. The direction from the will of Rona Packer is to provide one lot for Wendy Packer. Even though a portion of each proposed lot falls in the Shoreland Zone, the majority of the lots are in the Rural District. The proposal recommends that Lot Two be considered a Homestead lot. Since there is no dwelling unit currently on the lot, this assertion does not meet the test for Homestead. The concept map for this property suggests that the division determined by devise (the last will and testament) negates the need for subdivision. Paul and Tammy will run this by the Town attorney to confirm that this is in fact a division determined by devise. The attorney also needs to determine if the terms of the will qualify this transaction as a gift. Soil testing has been done in each proposed lot. If necessary, Stacy will email the appropriate portion of the will to Tammy for the attorney to review. We hope to have a reply from the attorney by our next PB meeting in March.

If this is handled as a Subdivision, the project needs environmental review. We discussed the location of wetlands and the possibility of requesting waivers.

**5. Subdivision Draft Amendment:**

a. Attorney Review, Subdivision Draft Amendment: He approves the language and had a few grammatical suggestions. The procedure we follow is: PB approves the Subdivision Draft, sends it to the Select Board, a Public Hearing is scheduled, followed by a Special Town Meeting where a vote on the amendments will take place.

Moved by Jamien to schedule a Special Workshop Meeting on Wednesday, February 28 at 4:00 p.m. to work on the Subdivision Ordinance amendments, Seconded by Doug, approved 4-0.

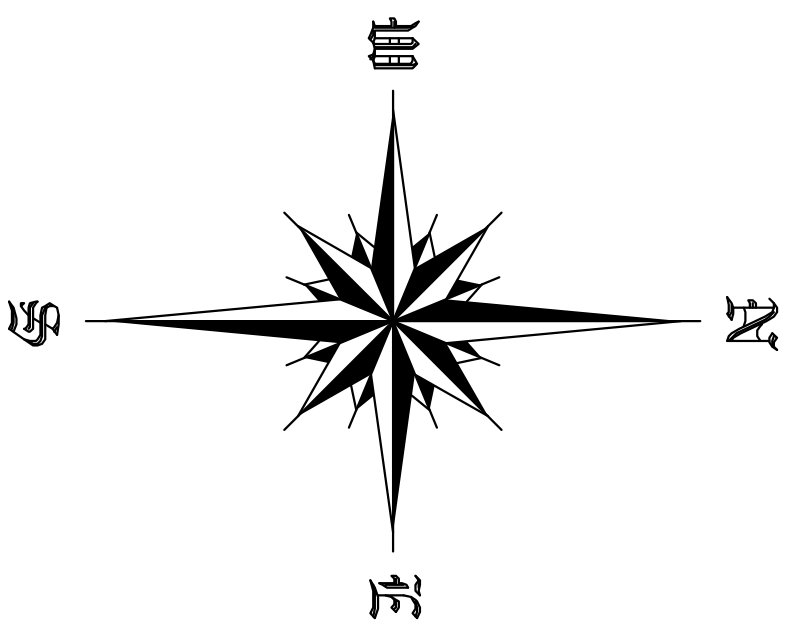
**6. Town Meeting PB Vacancy:** We need to think of possible nominees for the one available opening.

**7. Other Business:** Discussion of new Land Use Ordinance with Gil. He is curious about the status of the new Land Use Ordinance and will continue to check in with us. We shared that we have contracted with the Mid-Coast Regional Planning Commission to help us with this project and the work is ongoing.

**8. Reminder - Next regular meeting, March 14, 2018:**

**9. Adjourn:** Moved by Doug and seconded by Jamien to adjourn at 6:56, approved 4-0

Respectfully submitted: Jeff Crawford



KENT  
COVE

MAP 6, LOT 12  
TOWN OF NORTH HAVEN  
MULLINS HEAD PARK

MAP 6, LOT 1  
THE MONTGOMERY FAMILY  
LIMITED PARTNERSHIP  
BOOK 2842, PAGE 149 (2009)

MAP 6, LOT 4  
RONA L. PACKER  
2012 REVOCABLE TRUST  
BOOK 4629, PAGE 211 (2013)  
PARCEL 1 (18 ACRES)

MAP 6, LOT 11  
COBB FIDUCIARY TRUST  
N/F ELSIE Q. COBB  
BOOK 453, PAGE 088 (1989)

MAP 6, LOT 3A  
RONA L. PACKER  
2012 REVOCABLE TRUST  
BOOK 4629, PAGE 211 (2013)  
PARCEL 2 (1+ ACRES)

MAP 6, LOT 3  
KENNETH ROBBINS  
BOOK 1560, PAGE 355 (1992)

MAP 6, LOT 5  
BRIDGET HOPKINS  
BOOK 2799, PAGE 027 (2009)

MAP 6, LOT 6  
ALAN J. HICKEY  
BOOK 2405, PAGE 310 (2000)

PROPOSED LOT THREE  
HOMESTEAD 9.4+ ACRES

PROPOSED LOT TWO  
HOMESTEAD 6.5+ ACRES

PROPOSED LOT ONE  
2.1+ ACRES

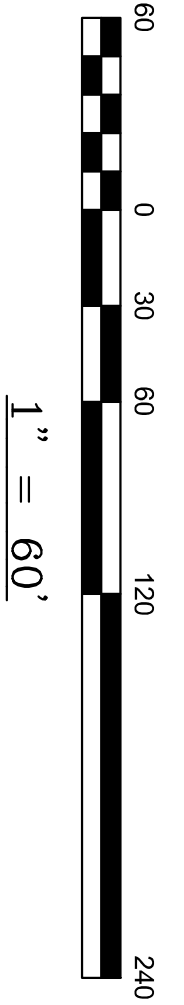
INDIAN POINT ROAD  
300' ALONG ROAD  
HOLD 2, BOOK (80) HIDE

APPROXIMATE  
250' SHORELAND  
SETBACK

**NOTES:**  
1. THIS IS NOT A BOUNDARY SURVEY. THIS PLAN WAS CREATED TO HELP DEPICT A PROPOSED DIVISION OF LAND AND IS INTENT FOR INFORMATIONAL PURPOSES ONLY. THE SURVEYOR HAS NOT BEEN DEPICTED HERE ARE BASED ON LIMITED RECORD RESEARCH, TOWN OF NORTH HAVEN TAX PARCEL DATA AND AERIAL PHOTOGRAPHY.

LITTLE  
THOROFFARE

- LEGEND**
- UTILITY POLE
  - 5/8" REBAR WITH CAP SET
  - IRON ROD/PIPE FOUND
  - CONCRETE BOUND FOUND
  - ▲ CALCULATED POINT
  - ⊕ DELTAHOLE/STONE CAIRN FOUND
  - ⊙ BLAZED/PAINTED TREE FOUND
  - ⊗ WOOD POST FOUND
  - STONE WALL FOUND
  - WIRE FENCE FOUND
  - SUBJECT PROPERTY BOUNDARY LINE
  - APPROXIMATE EXTERIOR & INTERIOR BOUNDARY
  - OVERHEAD UTILITIES



# West Falls Surveying

Andrew M. Mulholland Professional Land Surveyor #2497  
8 Mulholland Lane  
Machias, Maine 04654  
Phone (207)-255-6000  
andrew@westfallssurveying.com

Drawn By: AMM Checked By: AMM  
Scale: 1" = 60' Date: 02/10/18

REVISIONS			
NO.	REVISION	BY	DATE

**PRELIMINARY CONCEPT PLAN**  
**RONA L. PACKER**  
**2012 REVOCABLE TRUST**

C/O STACEY MCCLINE - 20216 ASH LANE  
ESCONDIDO, CALIFORNIA, 92029  
**PROJECT LOCATION—INDIAN POINT ROAD**  
**NORTH HAVEN, KNOX COUNTY, MAINE**

Sheet  
of 1 sheets  
Drawing No. 2018-015