

NORTH HAVEN PLANNING BOARD
MEETING MINUTES
JULY 12, 2017
TOWN OFFICE 5:00 PM

Present: Pat Curtis, Becky Bartovics, Jamien Shields, Jeff Crawford, Doug Record and Tammy Brown (associate CEO)

Absent: Paul Quinn (CEO)

Guests: Kathi Lovell and Hannah Pingree

1. Call to Order: at 5:06 p.m.

2. Approve Minutes of May 10, 2017, June 14, 2017, and Special meeting June 15, 2017:

May 10: Moved by Doug and seconded by Becky, discussion to amend minutes to reflect the proper permit numbers for Chris Pingree and Caroline Bell, Moved by Doug and seconded by Becky to approve the amended minutes, approved 5-0.

June 14: Moved by Jamien and seconded by Jeff, approved 3-0

June 15: Moved by Doug and seconded by Becky, approved 5-0

3. Update - Eldercare Facility Garage Renovation:

The recommendation of the town's attorney is that the renovated garage should be considered a single family dwelling unit, therefore the land requirement would be doubled, meaning six acres would be required as per the Shoreland Zoning Ordinance:

15. Land Use Standards

A. Minimum Lot Standards

(5) If more than one residential dwelling unit, principal governmental, institutional, commercial or industrial structure or use, or combination thereof, is constructed or established on a single parcel, all dimensional requirements shall be met for each additional dwelling unit, principal structure, or use.

Alternatively, the renovation could be approved with the condition that the space can be used for Eldercare staff living quarters only.

A public hearing date will be set up to review an amended application. Moved by Becky to hold a conditional use public hearing on Wednesday, July 26 at 5:00 p.m. at the North Haven Town Office and seconded by Jamien, approved 3-0 with 2 abstentions.

4. CEO Report:

New Permits Issued:

14-17 North Haven Sustainable Housing
Map 19 Lot 03, Shoreland District
RE: Generator Pad

15-17 Turner Farm Restoration, LLC
Map 05 Lot 01, Shoreland District
RE: Septic System Expansion

16-17 Chellie Pingree
Map 05 Lot 01B (New Lot), Shoreland District
RE: Single Family House

Denied Permits:

None at this time

Pending Permits:

North Haven Sustainable Housing
Map 19 Lot 03, Shoreland District
RE: Renovation to convert part of garage into two bedroom apartment for rent by employee or community. (CHANGE OF USE APPLICATION)

5. **Update - Forester and Soil Scientist Visits:** Soil Scientist Ken Stratton along with the plumbing code officer are busy this summer and are unable to visit the island. The Forester has not returned calls. US Soil Conservation Service speaker, Hilde Lewis, is willing to speak on Invasive Species and how to eradicate.
6. **Other Business:** Food Sovereignty Bill. Groups or individual citizens can present language to the Selectboard for their consideration.
7. **Reminder - Next regular meeting, August 9, 2017:**
8. **Adjourn:** Moved by Becky and seconded by Jamien to adjourn at 6:43, approved 5-0

Respectfully submitted: Jeff Crawford