

NORTH HAVEN PLANNING BOARD
MEETING MINUTES
MAY 10, 2017
TOWN OFFICE 5:00 PM

Present: Pat Curtis, Doug Record, Becky Bartovics, Jeff Crawford, and Paul Quinn (CEO)

Absent: Jamien Shields and Tammy Brown (associate CEO).

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

2. Approve Minutes of April 12, 2017:

moved by Doug, seconded by Becky, approved 4-0

3. CEO Report:

New Permits Issued:

11-17 Caroline Bell

Map 30 Lot 102, Shoreland District

RE: Condominium

Tammy met with Attorney Gibbons regarding the Caroline Bell Land Use Application. Attorney Gibbons stated this application would not qualify as a subdivision. The property is made up of three residential housing units, historically subdivided, and has been this way for many years. The units were in place long before our Land Use Ordinance was established.

12/17 Chris Pingree

Map 4 Lot 07A, Shoreland District

RE: New Home

Denied Permits:

None at this time

Pending Permits:

None at this time

Other:

- Town of North Haven Sewer Department Project - Maine DEP is involved in this project and all other pertinent permits have been issued but we have not yet received them. Tree cutting was approved around the sewer building. Currently the state has ordered upgrading of the sewage treatment system. Soil is being removed from the site and is being stored at the state pit. Drainage is being improved around the tanks with more dense fill material.

- There is ongoing contact with the Wright's regarding moving the boathouse to a place greater than 75 feet from the shore.

4. Land Use Ordinance Review and Attorney's Comments/Recommendations:

Paul Gibbons had many comment/suggestions for the Ordinance. A few notable recommendations are that we: add more definitions, create an Ordinance for Site Plan Review, and add conditional use/special exceptions language with specific standards.

5. Other Business:

- a) Schedule visits with a Forester and Soil Scientist - Becky will follow up with the Forester and Soil Scientist and will check with Waterman's about scheduling. Concerns about forestry related activity on the island should be referred to the State Forest Service.
- b) Other - North Haven Sustainable Housing is in the process of drafting an amendment to the Subdivision Ordinance that would allow a dwelling density increase for workforce/affordable housing.

6. Schedule Land Use Ordinance Workshop: Wednesday, May 17 at 4:45 p.m.

7. Reminder: next meeting June 14, 2017

8. Adjourn: Moved by Becky and seconded by Doug, approved 4-0 at 6:48 p.m.

Respectfully submitted: Jeff Crawford