

NORTH HAVEN PLANNING BOARD
MEETING MINUTES
NOVEMBER 11, 2020
ZOOM MEETING 5:00 PM

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

Absent: Melissa Lattimer

Guest: Sam Hallowell

1. **Call to Order:** at 5:06 p.m.
2. **Approve Minutes from the October 14, 2020 meeting:**
Moved by Jeff and seconded by Jamien, approved 4-0.

3. **CEO Report:**

New Permits Issued:

None issued since last meeting

Pending Permit:

Peter Morgan Etta's Place
Map 30 Lot 91
Village District
RE: Foundation work & Renovations inside

Jamien Shields & Joshua Ryan
Map 19 Lot 21
Village District
RE: Parking Area for use of Union Hall
An old septic tank will be filled in. Currently residential use. New driveway entrance across from the grocery store. There will be 6 parking spaces each 9'x15'. Egress is along the airstrip side of the building. They have a DOT permit for the driveway.

MSAD #7 Peter Gallace
Map 19 Lot 18
Village District
RE: Two Storage Containers
located along the back of the gym.

Turnip Island LLC
Map 09 Lot 01
Shoreland District
RE: Increasing footprint of main house
They are planning to use 33% expansion. They are interested in tearing down buildings and using the square footage for the expansion. Paul will research this.

Follow Up:

Etta's Place – Cement work has been done without a permit in place. There has been a delay in the sale of the property and the new potential owner thought they had closed the sale. He also knew that a land use permit would be required for the foundation work to proceed. Paul has visited the site and Tammy has had many email correspondences with Peter Morgan (the potential new owner). We now have a Land Use Permit that needs review from Paul Quinn. Tammy and Paul have discussed the need for a penalty for beginning work without a permit. Tammy also reminded Peter Morgan that other permits may be necessary from

Maine DEP. Nathan Durant from Maine DEP called on Thursday to ask that Tammy send him some photos of Etta's Place to show any water sources that may be on the property. Those photos were sent to Nathan on Thursday. There has been no response to that email because Nathan is on vacation this week.

Tammy worked with MEDEP to ensure the proper permits were applied for at Etta's Place. She was able to provide them with the necessary pictures to establish which permit would be necessary. We are still awaiting these permits from MEDEP.

Truslow/Kellogg Property - Tammy took pictures of the cutting that has happened at the Truslow/Kellogg property on Iron Point Road. It seems to her that the property owners have cleaned up the blowdowns that have been a mess for quite some time. There were other trees cut but she believed it was done according to the shoreland zoning ordinance. Not everyone on the Board had a chance to review the photos.

Kaleb Campbell – Chicken Coop in Fresh Pond District shed with no permit
Paul has visited the Campbell House and spoken with Kaleb. He has not been able to reach Adam or Michelle Campbell who are the property owners.

Jason Burns- Outbuilding behind the house
Tent Storage Building toward Sally and Phil property
Neither building has a permit

Questions

David Hopkins-The Market

How could he establish another business without going through the hearing process and adhering to the additional parking spaces require for businesses in town?

Denied Permits:

None at this time

4. **Reminder from the Town Treasurer re Budget Needs for 2021:** We should have figures by our December meeting.
5. **Land Use Ordinance Update, Paul Gibbons Remarks:** Paul Gibbons provided detailed remarks to the draft Land Use Ordinance that we all received today. Pat suggested that we schedule a workshop to discuss the remarks. We agreed to meet on Wednesday, November 18, 2020 at 5:00 p.m.
6. **North Haven Sustainable Housing Preliminary Plan Public Hearing, Thursday, November 12, 2020 at 5:00 p.m.:**
 - a. **Review format and procedures for the Hearing:**
Webinar format using Zoom. So far, no one has inquired about joining the meeting. The hearing will last as long as there are questions or comments. Tom will plan to run through the preliminary plan application as he did before and would like to have the ability to share his screen. Questions can be typed in by attendees or they can raise their hand to speak. Questions will be answered when feasible throughout the presentation. Then there will be a special PB meeting following the hearing.

Sam shared some questions:

- Has the Planning Board confirmed any further clarification on the allowance of a multi-family dwelling on a lot that is under 2 acres? (This is a follow up from questions that were asked in the past and I believe that the Town's attorney was going to weigh in and provide guidance)
- Would a change to the Homeowner's Association Bylaws constitute a "Revision to Approved Plan" as outlined in Section 8 and thereof require the Applicant (NHSH) to resubmit the application through the procedures for Final Plan review? (I.e. If in the future prior to the sale of the first property or thereafter, there were amendments to the HOA documents, would the Planning Board need to weigh and grant approval? For example, if we restrict homeowners from having chickens on their property initially and

then decide to change the provision of the HOA document, would that be a “revision to the approved plan”?)

- I wanted to follow up on request that NHSH received during the Special Meeting from the Town’s Attorney to have NHSH’s civil engineer (Tom Fowler) “voluntarily certify” that the road is constructed to the standards of the plan after the road is constructed. After discussing with Tom and reviewing the subdivision ordinance, it is my understanding that there are several provisions within the subdivision ordinance that allow the Town to inspect and confirm that construction is completed in accordance with the approved plans and therefore the Applicant is not responsible for certifying the standard of construction, but rather the Town, should the Town deem it necessary to do so. I want to review this ahead of the Public Hearing and confirm our understanding of the provisions of the ordinance and ask that question will not be addressed during the Public Hearing as it was in the Special Meeting. As I said in the Special Meeting, it is our intent to build the road in accordance with the plans and will hire the most competent on-island contractor (in this case likely the same contractor that is the Town’s road commissioner) to construct the road.

7. Other Business: None

8. Reminder - Next regular meeting, Wednesday, December 9 at 5:00 p.m

9. Adjourn: Moved by Jamien and seconded by Jeff to adjourn at 6:06 p.m., approved 4-0.

Respectfully submitted: Jeff Crawford