

NORTH HAVEN PLANNING BOARD

Minutes

October 14, 2020 5:00 PM

via Zoom

Present: Pat Curtis, Jeff Crawford, Melissa Lattimer, Zeb Campbell, Jamien Shields, Tammy Brown (Assistant CEO), Paul Quinn (CEO)

Guests: Sam Hallowell (North Haven Sustainable Housing), Paul Gibbons (Attourney for town of North Haven)

1. Call to Order 5:03pm

2. Approve Minutes of Sept. 9, 2020 and Special Meeting of Sept. 28, 2020.

Jeff made a motion to accept the minutes of September 9th, 2020. Seconded by Melissa.

Approved 5-0.

Jeff made a motion to accept the minutes of the September 28th, 2020 special meeting. Seconded by Melissa. Approved 5-0.

3. CEO Report

New Permits Issued:

24-20 Walter Cabot
Map 32 Lot 16
Village District
RE: Garage

25-20 Marion Mann
Map 13 Lot 04A
Shoreland District
RE: Extension permit new home

26-20 Crosstrees LLC
Map 04 Lot 06
Shoreland District
RE: Pool

27-20 Walter Cabot
Map 32 Lot 16
Village District
RE: Garage tear down

28-20 Benjamin & Patricia Sparhawk (Signed as approved but underlying setback issues still need clarification)

Map 31 Lot 35

Village District

RE: Addition with deck

Follow Up:

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

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.

Questions:

David Hopkins-The Market

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

Question of whether the Planning Board should adjust the permitting process for pools. Should an applicant name their source for their water since our aquifer is a limited resource? Tammy will ask the Town water Department to weigh in on this issue, and will report back to the Planning Board at next month's meeting.

4. Sustainable Housing Subdivision Hearing Updates

a. Set Hearing Date

Jeff made a motion to set the date of the public hearing for the North Haven Sustainable Housing South Shore Road Subdivion to Thurs, November 12th, at 5pm. Seconded by Melissa. Approved 5-0.

b. Attorney Gibbons' Remarks

Town attorney Paul Gibbons joined our ZOOM meeting to go over the subdivision ordinance requirements and to make sure that all conditions will be met by the applicant.

c. Zoom Communication Status

The town will purchase a ZOOM account for the Planning Board to use as a platform to hold the public hearing. The town office will publish notice of the hearing, following the regulations laid out in Article 6.1.G of the North Haven Subdivision Ordinance. The published notice will instruct anyone interested in attending the public hearing to call the town office and provide their email details so that they may be furnished with the link to participate.

d. Other Items re Hearing

None

5. Other Business

Question about the status of the Land Use Ordinance. Paul Gibbons is still reviewing the document and will get back to the Planning Board when finished

6. Next Meeting Date: Nov. 11, 2020

7. Adjourn

Jeff made a motion to adjourn at 6:13pm. Seconded by Melissa. Approved 5-0.

Respectfully submitted,
Jamien Shields