

**Town of Owls Head
Planning Board Meeting Minutes
(Wednesday, December 21, 2016 – 7:30 P.M)**

Board Present: Chair Robert Pratt, Larry Choate, William Leppanen, Dale Martin, Marc McNeilly (Alternate) and Ken Wexler

Board Absent: None

Staff Present: CEO Scott Bickford and Recording Secretary Deborah Sealey

Chair Pratt opened the meeting at 7:30 P.M.

I. Approve Minutes: 7/20/16 & 9/21/16

ACTION: Larry Choate made a motion, seconded by William Leppanen, to approve the minutes of the 7/20/16 meeting as presented.
Carried 4-0-2 (Mr. McNeilly & Mr. Wexler abstained)

ACTION: William Leppanen made a motion, seconded by Larry Choate, to accept the minutes of the 9/21/16 meeting as presented.
Carried 4-0-2 (Mr. McNeilly & Mr. Wexler abstained)

II. New Business

Art's Marine Service – 232 North Shore Drive – Site Plan Review for New 50' X 60' Commercial Building - Map 13, Lot 93: Chair Pratt thanked Michele Stanley for including the relevant parts of the ordinance in her submittals. Chair Pratt said Map 13, Lot 93 was a commercial lot that was part business and part Mr. Stanley's home. Ms. Stanley said she was actually the property owner, while her father, Art Stanley, had a life estate in the property and the income from it. Art's Marine Service rented the property from Art Stanley. Mr. Stanley also owned Lot 91, which was residential and the only abutter to Lot 93.

Mr. Wexler asked CEO Bickford if he had any objections to the application and he did not. He noted that Ms. Stanley had responsibility for what happened on the property.

Ms. Stanley wanted to build a new 50' X 60' building because boats were so much bigger now. It would provide heated storage of boats and space for engine repair and maintenance. Mr. Leppanen asked if the existing and new buildings would be connected. Ms. Stanley said they would not because the contractor said that would be too difficult due to the structure of the buildings. There would be a 12' walkway between the two buildings.

The new building would have separate electric so they could be treated as two entities. There would be two 20' x 18' overhead doors, with people doors on both the west and east sides. The building would be erected in the current parking lot.

Chair Pratt asked if anyone wanted to speak for or against the project: there was no response. The CEO thought it should be a condition of approval that Ms. Stanley speak to Frank Ross to be sure the project met state fire codes.

ACTION: Ken Wexler made a motion, seconded by Larry Choate, to approve the project with the understanding that the applicant is responsible for meeting all state and local fire codes. Carried 5-0-1 (Mr. McNeilly abstained)

III. Other Business

Chair Pratt had spoken with a selectman concerning what Owls Head should do about the recently passed referendum on recreational marijuana. It had been suggested that the PB discuss the issue and send a recommendation to the Select Board.

Mr. Leppanen felt the town did not have choice since it was a state law, except to restrict area near schools, etc. He asked if the town could use its old single-source pharmacy ordinance. Mr. Pratt pointed out that that ordinance was for medical and this was recreational.

Mr. Martin said it was unknown what the final law would be. Mr. Pratt said some towns were imposing a 180-day moratorium. He was concerned Owls Head did not have a plan for how to handle it. The PB needed to be prepared for people who made related applications.

Mr. Choate felt it was silly to have an ordinance without a police force to back it up. Chair Pratt added that federal law did not approve medical marijuana. Mr. Wexler said the Ordinance Committee was working on ordinances to bring to the Select Board and he could recommend they study this issue. Mr. Pratt suggested putting it on hold before the town was caught short. Mr. McNeilly felt there should be at least a 180-day moratorium.

There was further discussion and CEO Bickford said the PB could suggest a moratorium to the Select Board to give the Ordinance Committee time to sort out the details. Chair Pratt felt the Select Board would hold a special town meeting to vote on this.

The PB reached a consensus to recommend to the Select Board a 180-day moratorium while the Ordinance Committee studied the law and its possible consequences. Chair Pratt said he would send a letter to that effect to the Select Board.

IV. Adjournment

ACTION: Marc McNeilly made a motion, seconded by Ken Wexler, to adjourn at 8:07 P.M. Carried 6-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary

Town Of Owls Head Planning Board:

Robert Pratt, Chair

Ken Wexler

Larry Choate

Marc McNeilly (Alternate)

William Leppanen

Dale Martin