

Approved
Town of Owls Head
Minutes of Planning Board Meeting
(Wednesday, June 15, 2016 – 7:30 P.M)

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

Board Absent: Ken Wexler

Staff Present: Recording Secretary Deborah Sealey

Chair Pratt opened the meeting at 7:35 P.M. and declared a quorum.

I. Approve Minutes of 5/18/16 Meeting

ACTION: William Leppanen made a motion, seconded by Larry Choate, to approve the May 18, 2016 minutes as written.
Carried 5-0-0

II. New Business

A. Richard & Candy Perry – 27 Makers Cove Road – Request to Move a Structure Back, Enlarge It, and Add a Front Deck - Map 01, Lot 025: Candy Perry said she and her husband owned a non-conforming camp at the water's edge of the property on which their home was located. They wanted to move the camp, which is 14' from the high tide mark, back 10', add a 416 sq. ft. deck on the front, and expand the building. Ms. Perry planned to use the space as an office for her editing work.

The 1-story building would have no foundation but 2" X 6" pressure-treated posts would be situated on 6" X 18" concrete pads after 4" of crushed stone had been added, Mr. Perry said. They also wanted to add height to the back gable roof.

Chair Pratt asked where the ordinance stated the Perrys could do what they were requesting. Ms. Perry cited Sections 2 & 3 (Renovation & Expansion). Mr. Pratt said the proposed electric toilet, greywater tank, installation of electricity and gas were all new.

Mr. Choate said this would take place within the 75' setback required by the Shoreland Zone Ordinance. Mr. Pratt said the building was okay because it was grand-fathered, but tinkering changed things. Mr. Leppanen asked if there was any reason the building could not be moved back to the 75' line. Ms. Perry said this would put it too close to their house. Mr. Perry said the back of the camp was now approximately 75' from the front of the house. In response to a question from Mr. Martin, Mr. Perry said the camp was now about 15% smaller than they wanted.

Mr. Choate said a portion of the structure was within 25' of the high tide mark, where nothing but normal maintenance and repair could be done.

Chair Pratt called for public comment but received none.

Mr. Choate felt the current application should be denied and Mr. McNeilly agreed. There was discussion of whether the deck could go to the sides. Chair Pratt said they needed to resolve the existing 20' X 24' structure and design changes (roof, pitch, etc.) needed to be part of an application. Mr. Pratt thought the land itself was non-conforming due to lack of frontage, but Mr. Perry pointed out that the cove wrapped around, providing more frontage.

Chair Pratt said the application as presented would be denied now. Mr. Leppanen suggested the Board do a site walk, but Chair Pratt said he tried to avoid them so there was no appearance of the Board offering suggestions to the applicant.

Mr. Pratt asked the Perrys if they would redesign and delineate and submit another application if this one were tabled. They said they would. Mr. Leppanen suggested they talk with CEO Bickford about the greywater holding tank. Mr. Martin said a lot of pictures would help the Board make a decision.

ACTION: Marc McNeilly made a motion, seconded by Dale Martin, to table this and request the applicants redo the application with the assistance of the CEO or a general contractor.
Carried 5-0-0

B. Kerry Altiero – 54 Headacre Farm Road – Site Plan Review for Farm to Table Dinners – Map 12, Lot 60: Applicant Kerry Altiero said he proposed to host events of a “farm to table” nature and read some of his submitted statement of intent. He cited Zoning Ordinance Section 3.5(F) as the relevant section for his application. He was aware of the restrictions as to times and noise. Mr. Altiero said there would be meals and events probably encompassing tents, a cook’s tent, and Porta Potties. He said this would be a very limited use with commercial overtones.

Chair Pratt noted that the section cited was agricultural, Mr. Choate said the applicant had met the ordinance requirements and Mr. Leppanen said the applicant had done a good job with his straight forward presentation. Mr. Martin asked if the neighbors along the road leading to the farm had been notified and Mr. Altiero said they had.

Chair Pratt called for public comment.

Albert Brown, 59 Bayside West, said he was an abutter and was concerned about car headlights facing his swimming pool. He also worried about fireworks or other noise. Mr. Altiero showed him the plan and explained some of the details.

Mr. McNeilly asked if the access road could handle a lot of vehicles in an emergency situation. Mr. Altiero responded that there were several turnouts along the road and confirmed that it was a public easement road and cars could travel side-by-side on most of it.

Chair Pratt read aloud an email received from Bonnie Tar, who said this was a 10mph 1-lane road not built for this traffic. He asked that this email be attached to the minutes.

ACTION: William Leppanen made a motion, seconded by Larry Choate, to approve this application for the farm to table project for one year.
Carried 5-0-0

III. Other Business

Mr. Leppanen, referring to the first application, said the ordinance said site walks were preferred. He said if the Perrys did not bring a detailed enough application the Board may have to go to the site. Chair Pratt said they could accept or deny the application or go to the site.

IV. Adjournment

ACTION: Marc McNeilly made a motion, seconded by Larry Choate, to adjourn at 8:27 P.M.
Carried 5-0-0

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