

APPROVED
Town of Owls Head
Minutes of Planning Board Meeting
(Wednesday, February 17, 2016 – 7:30 P.M)

Board Present: Larry Choate, Marc McNeilly (Alternate), and Ken Wexler

Board Absent: William Leppanen, Dale Martin and Chair Robert Pratt

Staff Present: CEO Scott Bickford and Recording Secretary Deborah Sealey

CEO Scott Bickford selected Larry Choate to chair the meeting, since neither the Chair nor Vice-Chair was present. Mr. Choate opened the meeting at 7:30 P.M.

I. Approve Minutes: 12/16/15

The Board members present decided to postpone this vote until the next meeting because only two of them had attended the 12/16/15 meeting.

II. New Business

A. Justin Ford (Maine Getaway, LLC) – 32 Bellevue Street – Application to Demolish Part of a Structure & Deck in the 75’ Buffer– Tax Map 7, Lot 91: CEO Scott Bickford said there had been a last-minute revision to the application and he distributed the new copy.

ACTION: Ken Wexler made a motion, seconded by Marc McNeilly, to accept the latest version of the application, dated 2/9/16, as submitted to the Board tonight.
Carried 3-0-0

Applicant Justin Ford said he wanted to add two decks to the non-conforming structure at 32 Bellevue Street, stating that they would not expand the structure toward the water. He quoted the Shoreland Zone Ordinance Section 123C as saying an addition was allowed as long as it resulted in no more than 1,000 sq. ft. within the 75’ setback. The subject structure now comprised 851 sq. ft. within the setback and the proposed changes would result in a total of 992 sq. ft. within the setback.

Mr. Ford displayed his plan and reference photos to the Board and explained that he wanted to demolish part of the existing building and replace it with a deck. Mr. Wexler asked if the application was correct that the calculations of the areas outside and inside the setback were separate. CEO Bickford responded that they were since the section outside was a CEO decision and the section inside was a PB decision.

Mr. Wexler asked for confirmation that the house would not project further, but just be squared off, and there would be no steps down from the deck. Mr. Bickford said there was now one continuous deck, but the corner piece would be removed. Mr. Ford said the deck had been built in small sections so it was removable.

ACTION: Ken Wexler made a motion, seconded by Marc McNeilly, to approve the application dated 2/9/16, with the understanding that the applicant will remove the part of the deck that is in violation of the Shoreland Zoning Ordinance.
Carried 3-0-0

B. Knox County Regional Airport – 19 Terminal Lane – Application to Move Beacon to a New Location – Tax Map 5, Lot 001: Shane MacDougall represented the applicant. He said the airport’s project this year was to replace the rotating beacon on an old steel structure that is unsafe. The airport wanted to erect a tip-down beacon pole in its place.

Mr. MacDougall pointed out on a Google map the proposed location of the proposed pole close to existing electric power. Mr. McNeilly asked why the new pole would not simply replace the old pole at its current location. Mr. MacDougall said that would require digging a long trench. Ken Wexler asked if the new pole could be located in a less dense area because the location proposed was near residences. Mr. MacDougall replied that this was possible, but it would need to be sited and receive FAA approval; the airport wanted it as close to a power source as possible.

Mr. MacDougall said both old and new poles were approximately 55' high. Mr. Wexler asked why the old pole would remain in place. The applicant's representative said they had found that the SRE building was an historical WWII site and was eligible for historic designation. Mr. Wexler doubted anyone would ask for such designation, so suggested the pole be removed. Mr. MacDougall responded that he would have to look into that, because it was historical, and find out if it could be taken down. Mr. Choate said he would like to hear what the Historical Society had to say before the PB made a decision. Mr. Wexler agreed.

Mr. MacDougall asked why the Board would want it taken down and Mr. Wexler replied that it was unsafe and unsightly. Mr. McNeilly suggested that alternatively it could be rebuilt and the new beacon placed on it. Mr. MacDougall said the airport wanted to see the beacon in the newly selected location. Mr. Wexler explained that location was near a lot of houses and would affect the residents.

ACTION: Ken Wexler made a motion, seconded by Marc McNeilly, to table the application pending a decision by the Maine Historic Preservation Commission.

Carried 3-0-0

Mr. MacDougall asked if he would have to return to the PB for approval if the Historic Commission said it was historic. The Board said he would. Mr. Bickford asked if the beacon could be put on a post near the existing one. Mr. MacDougall said it could, but the airport would probably not want to do that. Mr. Choate said that would leave a blind-spot.

The Board agreed it would like to see the old pole come down and be replaced at that location. Mr. McNeilly said that two homes had been impacted since the 1940's and the new site would affect many more. Mr. MacDougall said expense was the reason the airport wanted a new site.

III. Review New Flood Plain Management Ordinance in Preparation for a Public Hearing: Mr. McNeilly asked what the PB's responsibility was in regards to the proposed Floodplain changes. CEO Bickford said the PB needed to approve it. It had been submitted by Sue Baker of DEP and if not approved by June, then Owls Head would be out of the program from which it received federal help.

Mr. Bickford said this was only a draft and he could not guarantee that there would not be changes. The maps would not be available until July or August, yet DEP wanted it taken as drafted to the voters before then. Mr. Bickford said the Town should rescind the current ordinance until the new maps were received. Mr. McNeilly asked if the Board could accept the ordinance pending receipt of the maps. The CEO said they could not. He added that the Select Board would have to decide on fees and add them in.

There was discussion of the new Floodplain Management Ordinance and how it would affect individuals. Mr. Wexler asked if the Board had the option of approving or not approving the ordinance. CEO Bickford said they did not because failure to approve would result in the Town immediately being dropped from the floodplain program. He said the PB, at its next meeting, would hold a public hearing and help residents understand the ordinance using the draft maps.

Mrs. Choate said she would put the maps on the Town website. Mr. Bickford said at the March 16 meeting the PB must vote on whether to move the ordinance to the Select Board to go on the warrant.

IV. Adjournment

ACTION: Marc McNeilly made a motion, seconded by Larry Choate, to adjourn at 7:57 P.M.

Carried 3-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary

Town Of Owls Head Planning Board:

Robert Pratt, Chair

Larry Choate

William Leppanen

Dale Martin

Ken Wexler

Marc McNeilly (Alternate)