

APPROVED
Town of Owls Head
Minutes of Planning Board Meeting
(Wednesday, August 19, 2015 – 7:30 P.M)

Board Present: Chair Robert Pratt, William Leppanen, Dale Martin, and Marc McNeilly

Board Absent: Larry Choate and Ken Wexler

Staff Present: CEO Scott Bickford and Recording Secretary Deborah Sealey

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

I. Approve Minutes of 4/15/15

ACTION: Dale Martin made a motion, seconded by William Leppanen, to approve as written the minutes of the 4/15/15 meeting.

Carried 3-0-1 (Mr. McNeilly abstained)

[NOTE: The above minutes had already been approved at the 6/17/15 meeting. The 6/17 minutes should have been in the packets instead.]

II. New Business

Jean & Harvey Singer – 25 Shell Street – Application to Change the Roofline of Their Existing Structure Within the 75’ Shoreland Zone Buffer– Tax Map 7, Lot 209:

Chair Robert Pratt asked the applicants to explain what part of the Shoreland Zone [SZ] ordinance they were addressing. Mr. Singer said they believed it was necessary to get PB approval in order to alter a legal non-conforming structure. The Singers were requesting approval to change the roof pitch by raising the lower eave to match the higher eave, without changing the roof height. Mr. Singer said the structure was not within 25’ of the mean high water mark. He also understood that the roofline could be raised no higher than 20’ or to the height of an existing roofline of the structure.

In response to a question from Mr. Leppanen, Mrs. Singer said the building’s footprint was 24’ X 32’, for a total of 864 sq. ft., including the shed and deck. She said there was no problem with lot coverage since they were using only about 10%. Mrs. Singer displayed a model of the home to the Board, pointing out the changes they wanted to make.

Chair Pratt asked for Public Comment at 7:34 P.M.

Gene White, 30 Shell St., said he saw no impact on anybody and felt the alteration would complement the Singers’ home and the neighborhood. Katharine Callahan, who lived next door, said she had no objection.

Chair Pratt closed the Public Comment session at 7:35 P.M.

Chair Pratt referred to Page 3, Section C (Non-Conforming Structures or Expansions or Alterations) of the SZ Ordinance and Mr. Singer confirmed that the entire existing structure was within the 75’ setback. Chair Pratt read aloud Section C1 of the ordinance. Mr. Martin said the Singers’ application conformed to this section, which allowed renovations because there was no expansion. Mr. Leppanen and Mr. McNeilly agreed with this assessment. Chair Pratt declared that the Board had found the application in conformance with the Shoreland Zone ordinance.

ACTION: Marc McNeilly made a motion, seconded by William Leppanen, to approve the application.
Carried 4-0-0

III. Other Business

Chair Pratt referred to a letter from PB member Ken Wexler, who formally asked that the PB meeting night be changed. There was some discussion. Mr. Martin said he was not in favor of a change and Mr. Leppanen agreed. Mr. Pratt said the issue would be tabled indefinitely because at this moment there was no compelling reason to change the night. Chair Pratt would inform Mr. Wexler in writing of the decision.

IV. Adjournment

ACTION: William Leppanen made a motion, seconded by Dale Martin, to adjourn at 7:48 P.M.
Carried 4-0-0

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)