

Approved 10/17/18
Town of Owls Head
Planning Board Meeting Minutes
(Wednesday, August 15, 2018 – 7:30 p.m.)

Board Present: Chair Russell Wolfertz, William Leppanen, Dale Martin, Marc McNeilly, and Ken Wexler

Board Absent: Maria Devery (Alt.)

Staff Present: CEO Scott Bickford and Recording Secretary Deborah Sealey

Chair Wolfertz opened the meeting at 7:29 p.m.

1. Stanley Jobe for Knox County Regional Airport – 23 Terminal Lane – Construction of an 80' X 80' Aircraft Hangar – Tax Map 5 / Lot 1: The applicant was represented by William Gerrish of Stantec Consulting Services, Inc., and John Davy, President of Maine Coastal Construction.

Before discussion of the application began, Marc McNeilly said last year the airport had asked the Planning Board to approve a runway extension, which it had done. Since then he had seen no vegetation placed along the fence, as required. Mr. McNeilly asked that this application be tabled until the airport had done what it promised.

Mr. Wexler said the airport had submitted a landscaping plan at that time, following which the PB had met with Stantec and submitted an alternative plan. He said the airport was working on the plan and intended to come back to the PB with it.

Chair Wolfertz said that had nothing to do with the current application and he did not want to hold the airport hostage over an old item. Mr. Martin and Mr. Leppanen agreed review of this application should go forward.

Mr. Davy said the proposed development was the construction of an 80' X 80' hangar with a bi-fold door. Mr. Gerrish displayed the plan and said a survey had been done since there was a setback. The new building would be located right next to an existing hangar; some pavement would be added across the taxiway and the storm drain would have to be extended. Water would drain to an existing storm drain and 2 new catch basins would be installed. Mr. Gerrish explained the drainage details of the stormwater runoff. There was no wetland impact associated with this project, so no mitigation was required.

The new hangar would be 25-1/2' from the property corner. There would be 11 feet between the two hangars, wherein would be located a transformer to serve both. The existing building had no water or sewer, but the new one would have a bathroom. The septic system had been designed and there would be public water.

CEO Bickford ascertained that a jet with a 50' wingspan would be housed in the hangar, with the possibility of a small plan joining it.

Mr. Wexler stated that the airport was a non-conforming use and thus could not be “expanded in area or function.” Mr. Bickford said the airport could be expanded but, in doing so, could not violate current ordinances.

ACTION: William Leppanen made a motion, seconded by Dale Martin, to approve the plan as presented.
Carried 4-0-1 (Mr. Wexler voted against)

II. Other Business

A. Discuss Airport Vegetation Issues – Mr. McNeilly said the requirement for perimeter vegetation at the airport had been made way back. Mr. Wexler believed such requirements were made as far back as 1995. He gave a brief history of the issue. CEO Bickford suggested the minutes of earlier meetings could be researched to find specific information on this.

Mr. Wexler said the discussion of vegetation requirements must be had with Airport Manager Jeff Northgraves. Mr. Wolfertz said the PB records should be researched and Mr. Northgraves’ attendance at the next meeting should be strongly encouraged.

ACTION: Marc McNeilly made a motion, seconded by Ken Wexler, to authorize CEO Scott Bickford to communicate with the Knox County Airport manager and strongly invite him to attend our next meeting where we will have a discussion of the fencing and vegetation as permitted going back as far as 1995 and what has been done and not done and what he intends for the future.
Carried 5-0-0

B. Meeting Times – Chair Wolfertz proposed amending the Planning Board by-laws to schedule meetings at an earlier time. There was brief discussion.

ACTION: Marc McNeilly made a motion, seconded by Ken Wexler, to place discussion of meeting times listed in the by-laws on the next agenda.
Carried 5-0-0

C. Next Meeting – The next meeting of the PB will take place on October 17 at 7:30 p.m. and the airport manager would be invited to attend.

III. Adjournment

ACTION: Marc McNeilly made a motion, seconded by William Leppanen, to adjourn the meeting at 8:50 p.m.
Carried 5-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary

Town Of Owls Head Planning Board:

Russell Wolfertz, Chair

William Leppanen, Vice-Chair

Dale Martin

Marc McNeilly

Ken Wexler

Maria Devery (Alt.)