

**Town of Owls Head  
Planning Board Minutes  
February 08, 2021 - 6:00PM  
ZOOM Meeting**

**Board Present:** Chairman Russ Wolfertz, Dale Martin, Ken Wexler, Maria Devery, and William Leppanen

**Board Absent:** Marc McNeilly

**Staff Present:** Code Enforcement Officer Scott Bickford

6:01 pm Chairman Russ Wolfertz opening the Planning Board meeting with the Pledge of Allegiance.

**MOTION:** Dale Martin makes a motion to accept the minutes for the Planning Board meeting held on November 09, 2020. Ken Wexler seconded the motion.

**Carried 5-0**

- 1. Discuss a Land Use Ordinance Draft to allow "Event Centers," as presented by Jeff & Christina Woodman. If accepted as written or with changes to be added vote to advertise and then hold a public hearing.***

Ken Wexler would like to define better as to what the light levels would be as well as the toilets. He reached out to local portal toilets businesses regarding the portal toilets. Their recommendation for any events with at least 125 attendees for any event over two hours that a minimum of three portal toilets be available. Wexler also would like to see excessive exterior lights be added and says that a maximum of 5–10-foot candle level be changed. Code Enforcement Officer, Scott Bickford states that the document should be changed as an amendment. He also mentions that there is already an ordinance for lighting.

**MOTION:** Ken Wexler makes a motion to take the Woodman's request as modified by the 2 amendments to present to the Select Board as a recommendation by the Planning Board. Bill Leppanen seconded the motion.

**Carried 5-0**

- 2. Discuss a Shoreland Zone updated plan completed by Stantec with some clarification for the airport wetlands. The Ordinance Committee is being asked for a review and comments also.***

Greg Cowen and Bill Garrish with Stantec and Knox County Airport Manager Jeremy Shaw provide the planning board with a brief summery regarding a site plan review approval proposed last summer for the construction of a taxi lane and a hanger development, to be developed in phases adjacent to the terminal building. During a discussion, it was noted that the buffer of the shoreland zone went through the commercial district for which they had proposed for the development, therefore making in a non-acceptable use because of the 250-foot set-back of the resource protection area. Stantec determined that if they could get a buy in for a shoreland zone map update based on what they perceive to be a state definition of freshwater wetlands. Then perhaps the town would approve the site review.

Ken Wexler does not believe that what was presented is not sufficient to pass on to the Select Board, he believes there needs to be more discussion. Airport Manager Jeremy Shaw says that he believes the airport has taken care of their part based on facts through Stantec.

Chairman Wolfertz suggest that this discussion be tabled until all documents are available, perhaps at the next Planning Board meeting. Wexler states that this needs to be taken care of and he recommends taking Stantec's advice and work together to see what a true definition is.

**MOTION: Ken Wexler moves to table this discussion and that they all sit down within the next month.**

**3. *Stantec and Knox County Airport is requesting a zone change from residential to commercial for Tax Map 8 Lot 3.***

The airport would like to take this property and turn it into a solar field. The property currently belongs to the Owls Head Transportation Museum. Currently, the museum uses this property as parking overflow. Wexler points out that the request is coming from the airport, but the property belongs to the museum, and questions if the airport is expanding. Shaw says that the airport and the museum are working together. Bickford questions why the airport's property closest to the town line on 73 is not being requested to change to commercial.

**MOTION: Bill Leppanen makes a motion to send the zone change request made from the Transportation Museum be given to the select board and they can do with it as they want, possibly leave it as a parking lot. Dale Martin seconds the motion.**

**Carried 4-1 with Ken Wexler's being the negative**

Code Enforcement Officer Scott Bickford would like to reiterate that the request needs to be rewritten stating that the request is being made by the Transportation Museum rather than the Airport requesting the zone change.

Resident Lauren Swartzbaugh asks Stantec if there is a contract for the taxi lane build out. Cowen states that they are the only the designer and then it would have to go out to bid.

**Adjournment**

**Action:** 7:47 pm Ken Wexler makes a motion to adjourn, seconded by Dale Martin.

**Carried 5-0**