

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

ZOOM Meeting

Board Present: Chairman Russ Wolfertz, Dale Martin, Ken Wexler, Maria Devery, and Marc McNeilly

Board Absent: William Leppanen

Staff Present: Code Enforcement Officer Scott Bickford

6:05 pm Chairman Russ Wolfertz opening the Planning Board meeting with the Pledge of Allegiance.

MOTION: Ken Wexler makes a motion to accept the minutes for the Planning Board meeting held on January 11, 2021. Marc McNeilly seconded the motion.

Carried 5-0

MOTION: Dale Martin makes a motion to accept the minutes for the Planning Board meeting held on February 08, 2021. Marc McNeilly seconds the motion.

Carried 5-0

1. *Shoreland Zoning for the Airport with input from Colin Clark for consideration by the Planning Board & Stantec representing the Airport for any possible changes.*

Larkin Post states that there is currently a Shoreland Zoning map that is derivative of a map that was generated back in or around 1982. The Ordinance Committee has been working on updating the ordinance as well as the map. He references a piece of the property that is on the Shoreland Zone but also a part of the airport. which is part of resource protection but also a commercial zone. Larkin says that he was approached by Code Enforcement Officer Scott Bickford to update the map, he came up with a new map that have many questions that was presented to the ordinance committee. One being a piece of shoreland zoning on the map in the airport region and whether it is zoned or mapped correctly. Larkin reached out to Stantec and got the most recent wetland survey of the airport and overlaid it onto our current maps.

Colin Clark, Department of Environmental Protection Shoreland Zoning Coordinator, says that the data layering for wetlands is extremely limited. He agrees with Larkin about the mapping presented saying that wetlands from back then could be different then today. He has looked at the areas within the airport property, and a lot of the resource protection there is forested wetlands. Clark states that in our ordinance that any resources within the airport as well as the transportation museum are designated resource protection, he says he is not sure why. He says updating the ordinance and the map to match is key. He believes is some definite adjustments that can be made, much of the resource protection on the probably is not mapped correctly at this point. If the town is looking to make some changes to have this map better

reflect what is physically on these days than many changes can be done. Updating the town's ordinance would be a great idea and proper steps would be needed to complete doing so.

MOTION: Ken Wexler motions to send this discussion to the Selectmen with the understanding that the Planning Board could be asked to do something that they really do not have the ability to do based on the ordinance in place. Marc McNeilly seconds that motion.

AMENDED: Ken Wexler would like to amend his motion for the discussion also be sent to the Ordinance Committee and Comprehension Planning Committee for their opinion. Marc McNeilly seconds that motion.

ENTIRE MOTION WITHDRAWN: Ken Wexler would like to withdraw the current motions. Ken Wexler moves that the Planning Board forward to the Ordinance Committee for their opinion and clarification on the issue of the maps and resource protection area and forested wetlands that are the subject matter before us. Marc McNeilly seconds that motion.

Carried 5-0

- 2. Owls Head Transportation Museum requesting support for a potential Zoning Change for Tax Map 8, Lot 3 from residential to commercial.*

Kevin Bedford from the Owls Head Transportation Museum requests a rezoning on Tax Map 008 Lot 003. He says that the Code Enforcement Officer back in 2016 suggested to combine the museum land with the lot they currently use as a parking overflow to commercial to bring their properties inline. CEO Scott Bickford says that this request gives the planning board a chance to express any wishes they have on the projected solar project. It would then be brought to a public hearing.

Ken Wexler expresses his concern with changing it from residential to commercial for the purpose of hoping to put in a solar farm but says there could easily be an RV park.

Maria Devery thought the purpose of rezoning this commercial was to then lease the land to Revision Energy and they would put up thousands of solar panels to generate electricity. She says she has multiple issues with this because it would be breaking up the residential area and because of the nonprofit status of the museum, it would not generate any taxes.

MOTION: Marc McNeilly makes a motion to keep Tax Map 008 Lot 003 residential. Seconded by Ken Wexler.

Carried 3 in favor Wolfertz abstains motion carries and the request for change denied.

- 3. Ash Point Hangars, LLC as presented by Roland Lussier for property at 169 Ash Point Dr as seen on Tax Map 5 lot 3-1 is requesting Site Plan Review for a 42'x60'x24'H in the same approximate location.*

Roland Lussier would like to request a building permit to build a 42'x60'x24H hanger on his existing property which is zoned commercial. He says that it meets the setbacks. He mentions that he will put in a full foundation down 4 feet and put in a drainage pipe to take it out to the stream directly behind the building. CEO states that there needs to a pitch towards the center of the floor for drainage, and the trap would need to be large enough to hold any spilling from any aircrafts.

MOTION: Ken Wexler moves to approve the application subject to the applicant meeting with CEO Scott Bickford to get the actual building permit application and working out and resolving the drainage and containment issue. Marc McNeilly seconds the motion.

Carried 5-0 in favor.

4. *James Jeans is requesting Site Plan Review to replace the current hangar with a larger hangar 60'x50'x18H in the same approximate location.*

MOTION: Ken Wexler moves to accept the plan as submitted subject to the COE Scott Bickford's final sign-off on it. Dale Martin seconds the motion.

Carried 5-0 in favor.

Fred Newcomb says the change in the resource protection zone at the airport are the steps he would recommend for formulating any change in the zoning ordinance and specifically for this one dealing with event centers. He says there are three basic options. First would be to change the rural residential zone to allowed uses, the effect of that would be to put a line for event center in the land use part of the ordinance on page 13, fit it between the earth moving contractors and filling stations, not that event center has anything to do with that but rather it would be alphabetically. There would need to be planning board approval. He feels there needs to be modifications to the current proposal presented, it is especially important to drop the part requiring approval by town meeting, he feels it to be inappropriate for many reasons, he says he would also say that the definition of event center should be well developed. Second the zoning for that piece of Owls Head be changed to commercial, that would allow what the Woodman's are proposing. He says that would also allow for much larger ventures. The third would be to draft an entirely different zone. His recommendation is to take this back to the Ordinance Review Committee to decide what the best approach would be. CEO Scott Bickford recommends that the two lawyers get together and work this out with the ordinance as it stands and then send it again to the Planning Board. The decision is made that the two attorneys will meet the next day and see works to bring back to the Planning Board at the next meeting on April 12, 2021.

Adjournment

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

Carried 5-0