

**Town of Owls Head
Planning Board Minutes
April 12, 2021 - 6:00PM**

Board Present: Chairman Russ Wolfertz, Dale Martin, Ken Wexler, Marc McNeilly, and William Leppanen

Board Absent: Maria Devery

Staff Present: Code Enforcement Officer Scott Bickford

The Planning Board was invited by the Airport Manager, Jeremy Shaw, to do a site walk for phase one of the proposed hanger development. Stantec representative explains how the project would take place if approved.

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

Carried 4-0 with 1 abstention.

1. *Site Plan Review for Renovation and a temporary change of use (approx. 6 months) at the Knox County Flying Club for sleeping quarters on Map 005, Lot 010-001 as presented by Teresa Waters.*

Teresa Waters states they would like to renovate the second floor of the Knox County Flying Club while the new building is being built. She says there will be 8 sleeping areas as well as a gathering area for the pilots. She anticipates the project to take 6 to 8 months for completion. After the pilots leave, the Flying Club will take over the building.

MOTION: William Leppanen makes a motion that they approve the change of use from commercial to short-term residential not to exceed the end of June 2022. Dale Martin seconds the motion.

Carried 5-0

MOTION: William Leppanen makes a motion to approve the application, as presented, to renovate the Flying Club with approval from the State Fire Marshall with a completion date of June 2022. Dale Martin seconds that motion.

Carried 5-0

2. Discuss a Land Use Ordinance change as submitted by Attorney Fred Newcomb.

Owls Head resident Lynn Chaplin asks if anyone has thought about doing special use zoning rather than trying to change the ordinance? CEO Bickford says that most of the changes are already in the different ordinances.

Richard Carver makes the point that the article as written by Attorney Fred Newcomb is incomplete. He does not understand why there needs to be a new zone. He feels if the Planning Board accepts the ordinance as written, there will be issues later down the road.

Bill Leppanen states that Attorney Fred Newcomb should have been inviting to the meeting for better clarification, Secretary Eleanor Stone says that the Selectmen would like for the Planning Board to come to a decision without any more input from the Attorney. Based on the work done by Attorney Newcomb, lawyer fees have gone way beyond the budget.

The decision is made to get consent from Attorney Fred Newcomb to contact Maine Municipal Association for more guidance. And the Woodman's state they are ok not being on the Warrant for the June 01, 2021, Public Town Meeting if they are on the Warrant for the Town Meeting usually held in August.

Adjournment

Action: 7:29 pm Ken Wexler makes a motion to adjourn, seconded by Dale Martin.

Carried 5-0