

**03/23/2023 OHAC - Owls Head Airport Committee - Minutes
Town Hall**

Members Present:

Mike Keating
Jeremy Shaw
David White

1 member of the public in attendance (Owls Head CEO Matt Deane)

1) Elect a Chair, pro tem

Motion made, seconded, carried 3-0 to elect Mike Keating as acting chair for the meeting

2) Introduction of David White as newly appointed member to OHAC

3) Approve 03/02 minutes

Motion made, seconded and carried to table approval for the next meeting (3-0)

4) **Old Business** - Bringing the Town's Land Use Ordinance into alignment with the Comprehensive Plan.

David mentioned the Comprehensive Plan indicates that OHAC is supposed to provide information about what's going on and that noise pollution and traffic were the things that had been tasked to the committee. As an advisory board, OHAC is here to help the Selectboard.

Discussion about the absence of a Charter and the importance of creating one for the future and to present to the Selectboard.

5) **New Business** - Circulating Petition for a proposed Land Use Ordinance

Jeremy said the committee had discussed creating a vision for the Airport - to establish where the airport is and give it a place to do business. He recommended Resource Protection and Commercial being allowable to build as that's where the airport is currently functioning.

Mike commented the petition doesn't seem above board and that it was being done in private.

DW said the tasking in the Comp Plan doesn't reflect the idea of not exceeding present noise, size and traffic levels and talks specifically about managing those.

He mentioned there are 3 basic concerns including the tasking of the moratorium: Noise, traffic and environmental degradation. Whether its via an ordinance or some other mechanism, those are the things the committee should be trying

JS stated there are many facets to environmental degradation. The new airport buildings are green and the airport is trying to make a shift towards next generation vehicles.

DW asked JS if noise complaints are rising. He says they get very few, but are getting some from communities further away than in the past.

JS stated that noise can be studied but there's not much that can be done about it. He mentioned he'd offered to do a noise study but that the idea was shot down. He felt identifying major noise corridors and creating buffers would mitigate noise concerns.

DW comments about the importance of getting the data that exists to the Selectboard and out to the public, such as noise and water quality. He mentioned there should be town involvement with the modernization and business plans moving forward.

JS stated that the Master Plan is needed in order to work with the FAA and that any improvements must be identified in the Plan. In 2015 the growth was a done deal. It is due again in 2025.

DW said development of the next plan should be done in such a way that the Town has a voice.

JS replies the only signature on the plan is from Stantec and that there is currently no signature of acceptance. A recommendation is that APAC should sign whether or not they recommend it.

There is discussion about the restrictions imposed on the airport by the petition / proposed amendment.

JS commented that the document is 180° from what the committee is doing and that he's been made aware that another group being formed to do other things.

DW commented that to get the votes to make it work, OHAC should consider the concerns of the town and give them a solution.

JS said that the code enforcement officer called it spot zoning.

Discussion re: resource protection areas and the effort underway to correct them.

JS mentioned that there are multiple areas shown on airport property that aren't considered Resource Protected Areas but are identified as such.

He stated that there's a good chance that gets resolved. He mentioned a runway was built in a perceived RPA but they've shown the science to the Ordinance Review Committee and they didn't want to accept it.

MK asked how that would get corrected.

JS said "Its going to have to go before the town. The town is going to be made well aware that there are other issues. There is going to be weigh-in from state departments and other agencies and legal pushback that it's not ok. There's a bigger effort that's underway."

Discussion on amending the Definition of AIRPORT on the committee's proposed amendment be changed to align with the definition as used in the town's original interlocal Agreement:

"For purposes of this agreement the term "Airport" shall mean: i. an area of land or water used or intended to be used for the landing and taking off of aircraft, including, without limitation, airplanes, jets and helicopters; and
ii. appurtenant areas used or intended to be used for buildings or other facilities, including

parking lots and easements, the primary purpose of which are to support aviation and air transport; and iii. any building and facilities located in any such areas.”

Motion made, seconded and carried to amend the proposed amendment’s definition of Airport (3-0)

MK raised a question about Notation (18) on the land use chart being listed as Airport vs Knox County Regional Airport.

JS said the reason was because some people are concerned about more than one airport being in town.

There was agreement to table discussion on the subject until full membership of the committee was in attendance.

Discussion on next meeting date.

Motion made, seconded and passed to schedule for 03/30 (3-0)

Motion made, seconded and passed to adjourn (3-0)

1838 Adjourn

Respectfully submitted,

Lauren Swartzbaugh