

Town of Owls Head
Planning Board Meeting Minutes
Monday, May 8th, 6 p.m.

Youtube - <https://www.youtube.com/watch?v=tQXV2o2iSuE>

Board Present – William Leppanen, Bob Pratt, Buddy Carleton, Dale Martin, Maria Devery, Susan Deutsch(A)

Board Absent – all members present

Staff Present – Matt Deane only at beginning of meeting

Meeting opened at – 6:00 pm.

Quorum called: yes

1. The minutes of the April 10th, 2023 meeting were reviewed and approved. Motion to approve made by Bill and seconded by Buddy.

Minute 6 of video for full discussion

2. Bob discussed the bylaws and suggested the following -
Bylaw # 1 – a meeting every month, a minimum of 10 per year.
Bylaw # 13 - change to the latest revision of the Robert's rules of order.
Bylaw #15 – of there is a tie vote, that equates to a rejection of the matter before the board.

Bylaw 21, 22, 23, and 24 – page 174 – f, g, and reconsideration for our next meeting, review and determine if these bylaws need to be amended.

Maria discussed code of conduct and attendance – the town has not adopted either yet so PB should consider adopting their own pending a town policy on these matter.

Susan suggested adding some text to bylaw #6 to add that PB agenda be posted on the town website. Susan questioned what/who is an associate member. They are individuals, such as the CEO, that does not vote.

Bill asked if there is a quorum with 3 people, but only 1 person was at the previous meeting, what should the minute approval process be. Maria brought up that a video is now available for absent members to review. Absent members could review and be allowed to vote if they had viewed the previous meeting on video.

Minute 6.30 to minute 21 of video for full discussion

3. Conference call with Colin Clark of the DEP regarding the Shoreland Zoning updated regulations. Some issues with the updated Shoreland Zoning ordinance changes were noted. This includes the state parks which have been placed in their entirety in Resource Protection, specifically Lighthouse State Park and Birch Point State Park.

The other issue is RP in other areas – forested wetlands must meet state minimum that includes specific reasons for RP – 4 in the airport and Transportation museum and 2 in town. There may be other others that should be in RP as there are many criteria such as unstable bluffs, endangered species, great ponds, rivers, etc.

Larkin Post spoke about the wetlands in the airport. Larkin drew all the maps in the updated SZ ordinance. Larkin does not believe that the above 6 areas meet the criteria as well, as

others, in town. Matt Deane spoke in detail about RP and criteria. Holiday Beach was discussed because of the recent issue with the unstable bluff jeopardizing the road.

Bob discussed rivers and great ponds – draft mentions them in detail, yet Owls Head has none. This could be eliminated. Bob would like to fix some of these types of issues prior to the annual meeting.

Lynn Chaplin stated a town committee completed the update. Bill motions to send the SL zoning draft with; new information provided by the PB back to a public hearing. Seconded by Dale – motion carried.

This PB work needs to be done quickly - Bob will reach out to Colin Clark to see if he can meet with PB either in person or virtually.

Minute 22 to minute 45 of video for full discussion.

4. Bob reviewed the court case decision of the Knox County Superior Court – airport hangers PB project. The ZBA appeals board did not hear the case because the timing was not correct. The case was remanded back to the town. However, the county appealed the decision and the town attorneys have advised the PB to do nothing while the appeal is in process. No action needed by the PB at this time.

Minute 45 to minute 50 of video for full discussion.

5. Citizens petition was discussed. The public hearing needs to be scheduled for this. Meeting notice requirements for publication were discussed. Public hearing cannot be on June 12th as the downstairs room is not available. June 6th appeared to be the best date for the public hearing for the

petition. Motion made by Bill to hold the public hearing on the citizen's petition on June 6th at 6pm, seconded by Maria. Motion carried unanimously.

Bob reviewed for the public, that the PB is not required to allow public comments. Lynn Chaplin spoke to the petition. To summarize some of Lynn's comments, - What the no is for is to not allow any new airports, so that anybody having a commercial designation on their property can't have a heliport, can't have an ultra-lite take off, or fly drones. It does not affect our airport..... Lynn's full comments begin at hour 1 minute 2 to hour 1 minute 6. More discussion took place – Dick Carver, Pam Maus, Lynn Chaplin, and Larkin Post spoke as well.

Minute 50 to Hour 1 minute 29.

6. Claire Philbrook asked the PB if a barn type building can be built on their property on Makers Cove. Claire was referred to the CEO for the ordinances that must be adhered to for this project. CEO will refer to the PB if needed.

7. Bob adjourned the meeting. Maria motioned, seconded by Dale. The motion carried unanimously.

Meeting adjourned at 7:30 pm. The next PB meeting is Monday, June 12, 2023 at 6 pm.

