

**Town of Owls Head**  
Planning Board Meeting Minutes  
Monday, June 12th, 2023 6 p.m.

Youtube - <https://www.youtube.com/watch?v=Z5JbETWMPuk>

**Board Present** - William Leppanen, Bob Pratt, Buddy Carleton, Dale Martin, Maria Devery, Susan Deutsh(A)

**Board Absent** - all members present

**Staff Present** - Matt Deane

**Meeting opened at** - 6:00 p.m.

**Quorum called** : yes

1. The minutes of the May 8th, 2023 meeting were reviewed and approved. Motion to approve made by Bill and seconded by Buddy. Motion passed.

Minute 3 of video for full discussion

2. PB By-Law discussion was tabled for a future date.

3. Scheduled Zoom call with Colin Clark was changed to an audio conference call. PB did not have all the security credentials. Purpose of this call was to review the SLZ ordinance and take questions from the PB as well as the SLZ committee. Bob introduced the topic to Colin. PB is to make a recommendation to the SB on whether this should pass or ought not to pass at the annual town meeting.

Bob discussed the state parks in town, being designated in totality, in Resource Protection. The state Dept of

Conservation wants the state parks removed from RP. They are required to obey state statute controlling use of the land in the state parks. All aspects of this were discussed, including the possibility of building trails, expand parking lots, building a concession stand, in the state parks.

Bill asked about RP at the museum and the airport - Colin agreed that the maps and language don't match. If there is more restrictive RP, than the ordinance has to explain why the designated RP in the airport and museum fit those restrictions. Colin suggested a new zone like a business zone, to put the museum and airport in. To be a regulated wetland, it must be greater than 10 acres and not forested. The RP in the airport and museum do not meet this requirement.

Susan discussed the small commercial area at the end of Ash Point Drive. This parcel is so small, it can only be used as it is currently - a turn around or a place to launch a canoe. The RP requirements would affect abutting property owners.

Language in the SLZ Ordinance about no RP areas in Owls Head, except those listed. Colin suggested removing that statement and replace it with the properties that are in RP - not good language as written.

Great Ponds and rivers text in the SLZ ordinance - should the language be removed since there are no great ponds and rivers in Owls Head. Section 13, 1A. Colin stated that the language does not need to be there but does not hurt anything.

Bob asked the SLZ committee to come up and ask their questions. Ken Wexler, Lynn Chaplin, and Dick Carver all came up to the podium to make comments and ask questions. This portion of the discussion began at minute 37 and ends at one

hour minute 6. Ken reviewed the history of their work. Lynn brought up the incident from 22 years ago concerning well pollution on a nearby property. Dick discussed the difficulties in removing the 'great pond and rivers' language from the ordinance, hence the language indicating there are none in Owls Head.

Colin reiterated that RP and the ordinance language must match. Specifically the forested wetlands at the airport do meet the current criteria for RP in Owls Head. If the ordinance changes, then that would need to be applied to the entire town where the property met the requirement.

The SLZ committee stated that the task they were given was to update the SLZ ordinance to comply with state statues.

Bob thanked Colin for speaking to the PB and answering question from the PB and the SLZ committee.

Colin agreed to send CEO, Matt Deane, his correspondence with the SLZ committee during the course of their work, and made some closing comments.

Bob asked for a motion for ought to pass, or ought not to pass recommendation to the Select Board. Bill made the motion that the SLZ ordinance, as written, ought not to pass. Buddy seconded the motion. The motion carried unanimously.

Minute 17 to Hour 1 minute 24 for full discussion.

4. Flood Plain ordinance public hearing scheduled for July 10th at 6p.m. prior to the regular PB meeting. It will be held in the

first floor meeting room. Ordinance will be placed on the town website and available at the town office.

Minute 7 - 9 for full discussion.

5. Bill made a motion that the PB recommend that the citizen's petition on the airport ought not to pass. Maria seconded the motion. Motion passed unanimously.

Hour 1 minute 24 to minute 28 of video for full discussion.

6. New Business - David Carter presented plans for building a hangar off Benner Lane. David works at the museum - he is a pilot, and owns a single engine plane. The building is 36 x 42. Bill asked several questions about the structure - including building a concave floor, proper drainage. This is a dry building.

The finding of facts were reviewed - all requirements met except a copy of a signed lease, and letter of credit.

Bill made the motion to accept the permit application and Buddy seconded it. Motion passed unanimously with 2 conditions - a copy of the lease and a letter of credit from Mr. Carter's bank

One hour minute 30 to Hour 1 minute 46 of video for full discussion.

7. Site review, preliminary non official version, by airport manager and Stantec for the hangar taxi lane phase 2. Airport Manager reviewed what was involved for phase 2. Some of the earthwork has been done. Bill asked why this is in front of the PB as this was approved previously. Bob suggested a site visit

before the next PB meeting. Bill made a motion to do a site visit at 5:15 pm at the terminal building on July 10th. Dale seconded the motion. Motion passed unanimously.

One Hour minute 47 to One hour minute 56 of video for the full discussion.

Meeting adjourned at 8 p.m. The next PB meeting is Monday, July 10th, 2023 at 6p.m.

APPROVED

*RS Preet*