



**Town of Harpswell**  
**Planning Board Minutes**  
January 21, 2015  
Adopted April 15, 2015

**Members Present**

David I. Chipman, Chair  
Paul Standridge, Vice Chair  
Burr Taylor  
Aaron Fuchs  
Debora Levensailor  
John Papacosma, Associate Member  
Frank Wright, Associate Member

**Members Absent**

**Staff Present**

Carolyn Eyerman, Town Planner

The Town of Harpswell Planning Board meeting was called to order at 6:30 p.m. by David I. Chipman, Chair. The Pledge of Allegiance was recited. Board members were introduced.

**Old Business:** None

**New Business:** 15-01-01 Diane Bibber-Oden (Applicant) Gary & Wendy Vincent (Owners) Map 63 Lot 97 – 11 Periwinkle Lane – Reconstruction of Nonconforming Structure – Tear down & rebuild of new single family dwelling

**Public Hearing:** Ms. Bibber-Oden explained the plans to tear down the existing building and to move the new dwelling back which will make it less nonconforming. After questions and comments from the Board;

Burr Taylor moved seconded by Debora Levensailor to remand this application to the Code Enforcement Office. Motion passed 5-0, Aaron Fuchs abstained

**Consideration on Minutes:** December 3, 2014 Workshop and December 17, 2014

**Paul Standridge moved seconded by David Chipman to accept the minutes of December 3, 2014 as presented. Unanimous Approval**

**Debora Levensailor moved seconded by David Chipman to accept the minutes of December 17, 2014 as presented. Unanimous Approval**

**Public Hearing:**

**Ordinance Amendments:**

**Timber Harvesting:** The Chair noted that the changes would be to allow the State to handle this part of the Ordinance and the Code Officer would be notified of any harvesting.

The Planner noted that Mike Morse, DEP and the Town Attorney are both reviewing the proposed changes to all the Ordinances.

**Definitions Addendum – Impermeable Surface/LID/Green Infrastructure:**

The Board stated that the definitions seem to be clear for the public.

Ned Simmons, Great Island resident spoke on the minimum lot standards Section 11.1.1 of the Basic Land Use Ordinance is a separate article because of the rewording and if this does not pass at Town Meeting it would revert back to the original wording.

**Burr Taylor moved seconded by Deb Levensailor that this be a standalone article. Unanimous Approval**

**Subdivision Ordinance** – De minimis amendments and recording length of time and liquidation harvesting

**Burr Taylor moved seconded by David Chipman to accept the December 9<sup>th</sup> article as presented. Unanimous Approval**

**Burr Taylor moved seconded by Deb Levensailor to accept the December 22<sup>nd</sup> article as presented. Unanimous Approval**

**BLUO/SZO – Commercial Fishing**

Deb Levensailor moved seconded by Aaron Fuchs that the amendment of December 9, 2014 be accepted as presented. Unanimous Approval

**Sign – Enforcement Language**

Burr Taylor moved seconded by Deb Levensailor to accept the amendment change as presented. Unanimous Approval

**Definition Addendum – Structure**

Aaron Fuchs moved seconded by Deb Levensailor to accept the amendment change and move forward with it.

Ned Simmons, Great Island resident discussed the (“on or in” versus “and/or”) wording in this amendment. He also commented on a permeable structure.

**Burr Taylor moved seconded by David Chipman to put the “and” back in. Unanimous Approval**

**Aaron Fuchs moved seconded by Deb Levensailor to amend the first motion. Unanimous Approval**

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**SZO – Parking**

Aaron Fuchs moved seconded by Deb Levensailor to move this forward. Unanimous Approval

**BLUO – De minimis amendments**

Aaron Fuchs moved seconded by Deb Levensailor to move it forward. Unanimous Approval

Public Hearing Closed

**Workshop:**

**BLUO – Noise**

The Planner contacted the Sheriff Department to speak with the Planning Board regarding the “disturbing the peace” law.

Andrew Feeney, Sergeant with the Sheriff Office told the Board that the correct title is “Disorderly Conduct”. It is up to the Officers discretion to determine if the event is loud and unreasonable. He discussed the different circumstances the Officers have to deal with regarding loud noises and disorderly conduct.

**Pesticides/Insecticides**

The Conservation Committee met to review this amendment and will hold off on to entertain conducting workshops and may look toward next year.

**Communications:**

The Planner informed the Board that she has taken a job in the Topsham Town Office as Planner effective February 20, 2015.

**Adjourn:** Meeting adjourned at 8:00 PM.

Respectfully submitted by:

Diane E. Plourde  
Recording Secretary