



Town of Harpswell
Planning Board Minutes
April 16, 2014
Adopted May 21, 2014

Members Present

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

Members Absent

Debora Levensailor

Staff Present

Carolyn Eyerman, Town Planner
Diane Plourde, Recording Secretary

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 and a quorum was declared.

Old Business:

The Chair appointed John Papacosma a full voting member for this meeting. The Chair also asked to switch the order of business.

David Chipman moved seconded by Paul Standridge to move the order of business. Unanimous Approval

New Business: 14-04-02 – Linda White Hall (Owner/Applicant) Map 19 Lot 63, 61 Potts Point Road, Harpswell – Jurisdictional Review for Reconstruction of Nonconforming Structure

Linda Hall explained the age and condition of the garage/shed she wants to rebuild to hold boats, tools, and wood.

Paul Standridge stated that he went to the site visit and explained that the shed is in need of rebuilding and noted the distance to the abutter is about five (5) feet. Ms. Hall noted that the drawing submitted to the Board showed the distance of two (2) feet and wanted it noted that it is indeed five (5) feet from the abutter. Mr. Chipman also noted he saw the property and it is a small lot with not many options.

Burr Taylor moved seconded by Paul Standridge to remand this application to the Code Enforcement Office. Unanimous Approval

14-04-01 – Margaret Woodruff (Applicant) Map 10 Lot 92, 10 Merriman Cove Road – Preliminary Subdivision Review

Margaret Woodruff explained how she started her own development company to fix old houses, then bought property in Harpswell for a passive solar development and also

invested in the Little Island property. She described the property at 10 Merriman Cove Road and the reason she would like to develop it. She explained the types of dwellings, lot size, passive solar, wetlands, and number of dwellings, septic, wells, and net-zero housing she has investigated for this property.

Public Hearing:

Dorothy Bell, an abutter, asked questions about the footage permitted by zoning near the road already used for the abutters. Aaron Fuchs explained that there are rules and parameters that need to be enforced with any part of this project.

Robert Davis, property owner, said he contacted a surveyor and met with the Code Officer and was told that he could have a 30 foot road parallel with Fox Run which is in the proposed plan.

Melanie Rubins, an abutter, said she is concerned about the number of cars that will be in the area and what impact the subdivision will have on the area. She also expressed concern about run off, water usage and usage of the roads. Ms. Eyerman handed out a “subdivision ordinance at a glance” to the attendees.

Helen Watts, an abutter, said her parents’ lot experiences more water runoff because of some tree removal in the area. She said the land is steeply sloped and if more pavement is put in this area the storm water flow could increase and the land is lost.

Tracy Johnson Colby, an abutter, owns a large amount of land in the area. She has met with Ms. Woodruff stated that change is inevitable and Ms. Woodruff has a good vision; albeit it may not be for this land. Her concern was about the historical value of Garrison Hill.

Mr. Hank Thorburn, an abutter, has concern about Ms. Woodruff giving the main house away, and stated that the barn needs strengthening if solar panels are put on the roof. Ms. Woodruff said giving the house away makes the best sense with this proposal, but is open to other choices.

Dorothy Bell asked about the drinking water in the area. Robert Davis said there is a water supply on the hill which supplies water to the cottages below.

David Chipman made note that farming and boat building were a major industry in the area and thinks the greatest and best use of this property would be as a farm. If the house is given to a non-profit organization some land would have to go along with the house. Ms. Woodruff said the land may be too small to make a living as a farm. She also explained the reason for her decision to give the house away.

Discussion continued regarding the flexible lot size subdivision and the other relevant ordinances.

Planning Board Meeting
Minutes of April 15, 2014
Adopted May 21, 2014

Public Hearing Closed

Planner's Update: Timber Harvesting

Shane Duggan, District Forester for Maine Forest Service within Sagadahoc, Androscoggin and Cumberland Counties. The Planning Board, Kevin Johnson and Board of Selectmen, were introduced. Discussion continued concerning the adoption of Timber Harvesting Guidelines for Harpswell. The group agreed that they would like to see the Timber Harvesting section of the Shoreland Zoning Ordinance removed and an additional requirement placed in the Basic Land Use Ordinance for notification of the CEO when harvesting is proposed.

Aaron Fuchs moved seconded by Paul Standridge to approve the minutes of April 16, 2014 as presented. Unanimous Approval

The Chair suggested the Flexible Subdivisions Workshop scheduled for this evening be postponed until the next meeting on May 21, 2014.

David Chipman moved seconded by Aaron Fuchs to adjourn the meeting. Unanimous Approval

Meeting adjourned at 9:10 PM

Respectfully submitted by:

Diane E. Plourde
Recording Secretary