



Town of Harpswell
Planning Board Minutes
July 16, 2014
Approved September 17, 2014

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
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.

Old Business: None

Public Hearing:

14-07-01 – James Herrick (Applicant) Stella Claire LLC (Pat Scanlon) (Owner) Map 46 Lot 126 – Snow Island/Quahog Bay – Reconstruction of Non-Conforming Structure (shed)

Mr. Jay Herrick, representing Stella Claire and Pat Scanlon told the Board that there are three out buildings on property and they wish to make better use of these since the buildings are small and need expanding. They wish to join the buildings together instead of expanding them but the Board noted that the ordinance does not allow this type of construction figuring in the 30% expansion allowance. The questions from the Board were if the building could be moved to another location to make is less non-conforming and whether to take jurisdiction and have this application go to the Board of Appeals. Mr. Herrick noted the property is uneven, sloping with nearly 15 foot cliffs and this will make it difficult to move large furniture and lawn equipment up into the shed. The Board noted the options available to Mr. Herrick and after discussion:

Mr. Herrick withdraws the application for the Reconstruction of a Non-Conforming Structure in the Shoreland Zoning District.

14-07-02 – Kevin Murphy (applicant), Beth Sylvester (Representative) Map 41 Lot 2 – Bunchberry Lane – Approval of Land Use in the Shoreland Zone (construction of house in resource protection zone)

Mr. Kevin Murphy, owner of the property is seeking approval to build on the waterfront lot #2 within the Resource Protection zone. Ms. Eyerman noted that the Board went to the site earlier than planned and the neighbors were not yet on site to meet the Board although some neighbors came to the office and met with Ms. Eyerman who explained the application request. She noted that the neighbors said they were okay with the project. It was stated that the Mr. Murphy wishes to gain approval to build with the 1500 square feet within the Resource Protection area but outside the current flood zone. Darlene St. John stated that the site where the building is placed on the map provided to the Board was surveyed with the proposed flood zone in mind.

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Aaron Fuchs moved seconded by Debora Levensailor that the Planning Board finds that the applicant, Kevin Murphy, has met the standards of the Town of Harpswell Shoreland Zoning Ordinance. Unanimous Approval

14-07-03 – Lowndes & Rosemarie Rourke (Applicant), Roxanne & Ronald York (Owners), Sitelines, PA Attn: Kevin Clark, PLS (Representative) - Map 60 Lot 12-1, 256 Bethel Point Road – Approval of Land Use in the Shoreland Zone (construction of house in resource protection zone)

Kevin Clark, representing Lowndes & Rosemarie Rourke said the applicant has a 1.24 acre lot measured to the high water line; they have taken the 75' setback & 25' setback from the road which leaves a window of less the 3000 square feet and have designed a two story house of less than 1500 square feet within this window. There was a Letter of Map Amendment (LOMA) and the house will not be in the flood zone. After discussion;

Debora Levensailor moved seconded by David Chipman that the Planning Board finds that the applicants, Lowndes & Rosemarie Rourke, have met the standards of the Town of Harpswell Shoreland Zoning Ordinance. Unanimous Approval

Consideration of Minutes of June 18, 2014

Aaron Fuchs moved seconded by Debora Levensailor to approve the minutes as presented. Unanimous Approval

Other Business: The definition of a structure was discussed

Planners Update: Information provided to the Board

1. Accessory Residential Units
2. Impermeable Surfaces/Low Impact Development (LID)
3. Timber Harvesting
4. Home Occupations/Commercial Fishing
5. Subdivision Ordinance Amendments

Ms. Eyerman asked the Board to review all the information listed above and this will be discussed at the next meeting.

Aaron Fuchs moved seconded by Debora Levensailor to adjourn the meeting. Unanimous Approval

Meeting adjourned at 7:25 PM
Next regular meeting will be September 17, 2014

Respectfully submitted by:

Diane Plourde
Recording Secretary