



Town of Harpswell
Planning Board Minutes
December 17, 2014
Approved January 21, 2015

Members Present

David I. Chipman, Chair
Burr Taylor
Debora Levensailor
John Papacosma, Associate Member
Frank Wright, Associate Member

Members Absent

Paul Standridge, Vice Chair
Aaron Fuchs

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 and members were introduced.

The Chair appointed John Papacosma and Frank Wright voting members for this meeting.

Old Business: None

New Business: 14-12-01 Jeffrey F. Smith (Applicant) Joseph & Lynn Smith (Owners) Map 16 Lot 424 – 6 Stover’s Ocean Avenue, Harpswell – Reconstruction of Non-Conforming Structure – Tear down & rebuild of new signal family dwelling

Mr. Smith stated that he is working with the owners who want to tear down the existing dwelling and construct a new dwelling relocating it to be less non-conforming. They are constrained by the setbacks but are turning the house and will have 40 foot setback to the road. David Chipman and Carol Eyerman were at the site visit on property.

Burr Taylor moved seconded by Debora Levensailor to remand the application to the Code Enforcement Office.

Consideration of Minutes: November 5, 2014 and November 19, 2014

Debora Levensailor moved seconded by Burr Taylor to accept the minutes of November 5, 2014 as presented. Unanimous Approval

Debora Levensailor moved seconded by David Chipman to accept the minutes of November 19, 2014 as presented. Unanimous Approval

Other Business: 2015 Application Deadline Calendar

Debora Levensailor moved seconded by David Chipman to accept the 2015 Application Deadline dates as set forth in this memo. Unanimous Approval

Correspondence:

Ms. Eyerman received three emails from Gordon Weil, Mike Morse (DEP), Robert Bryan a Forestry professional, and Ellie Multer, Selectman, given to the Board for review.

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Workshop: Review of Ordinance Amendments

- BLUO/SZO/Definitions Addendum – Timber Harvesting
- BLUO/SZO – Accessory Residential Unit and in-law suite
- Impermeable Surface/LID/Green Infrastructure
- Subdivision Ordinance
- BLUO/SZO – Home Occupations – Fishing Related
- Sign – Enforcement Language
- Definitions – Structure
- BLUO – Noise
- Parking
- Pesticides/Insecticides

Public Hearing: opened at 6:45 PM

Timber Harvesting:

The suggestion is that this be deleted from the Land Use Table within the Ordinances.

The Board agreed to remove Timber Harvesting from the Land Use Table to conform to the State wording.

Pesticides/Insecticides:

The definition of “Pest” was reviewed by the Board. Mr. Chipman read the definition of pesticides and discussion continued about what kind of pest and pesticides are exempt. Jeff Gillis, WellTree Landscaping Company, spoke to the Board about what pesticides control the pests and the impact on land and water, types of pests, and kinds of treatment any homeowners can use.

Accessory Residential Unit:

Correspondence from Mike Morse was read by the Board regarding the definition of caregiver. The Board noted that the definition of caregiver needs to be more definitive.

Impermeable Surface:

The Board read the comments in the correspondence received.

Subdivision:

Ms. Eyerman noted that she is communicating with Gordon Weil on questions asked.

Home Occupation:

Ms. Eyerman made changes to the Land Use Table.

Sign:

Changes will be made as to enforcement of the Ordinance.

Definition of Structures:

The email from Mike Morse was read by the Board and discussion continued regarding tents, time limit on property, location on property, size, etc.

Noise:

The Board discussed the time of day/night excessive noise should be allowed which would include construction, dogs, farm animals, parties, music, day/time of year, decibel level, enforcement, etc.

Parking:

The Board read the proposed changes made by Ellie Multer and discussed the consistency between the Ordinances.

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The next Workshop will be January 7, 2015 at 6:30PM.

The next Regular Meeting will be January 21, 2015 at 6:30 PM.

David Chipman moved seconded by Debora Levensailor to adjourn the meeting. Unanimous Approval

Meeting adjourned at 9:00 PM

Respectfully submitted by:

Diane Plourde
Recording Secretary