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## Planning Board Meeting Minutes Thursday, October 15<sup>th</sup>, at 7:00 p.m.

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*Committee Members Present: Benjamin Pendleton, Andrea Perley, Jeff Eilenberg, and Patricia Jennings (via Zoom)*

*Committee Members Absent: Andrew Poland, 2 Alternate Positions (Still unknown)*

*Also Present: Jessica Westhaver, Joseph Rose, John Bowers, Alex Beaudet, and Karl McLetchie*

**The meeting was called to order at 7:00 p.m. by Benjamin Pendleton**

### **New Business –**

- **Comprehensive Plan – Invitation to Planning Board from the Selectboard**
  - The board was invited by the Selectboard to their Wednesday, October 21 meeting to engage in conversation on revisiting a comprehensive plan. The original comprehensive plan, which was approved by the legislative body in 2002, was not approved by the State due to not meeting the criteria set forth under the Maine Growth Management Act. The program has gone through many revisions and changes since 2002, and the growth in the Town leads to the need to implement a comprehensive plan.
  - All board members present agreed to attend the Selectboard meeting, with the understanding that they would be acting as aides to the Comprehensive Plan committee and not specifically as a Planning Board member.

### **House Keeping –**

- **Shoreland Ordinance – Question from Code Enforcement Officer on Acting as Designee**
  - Rose wished to clarify with the board the intentions on wording in the Shoreland Zoning Ordinance. Certain circumstances state the Planning Board can appoint a specified designee to approve applications without the PB being involved. The board agreed that if an application was extremely straight forward (such as a shoreline stabilization project, inability to move a building to a different location) where other entities such as the Army Corps of Engineers and Maine DEP have already approved the application, it would be appropriate to appoint the Code Enforcement Officer to approve such applications.
  - Benjamin wanted to state for the record that any shoreland zone applications that come in for the Company he currently works for, Natural Concepts, to always come before the Planning Board.
  - Perley wanted to clarify the Selectboard still have the final approval for all building permits, so there is another form of checks and balances.
  - The board asked Rose to keep a log of the permits he has approved without the PB and present this to the board once a month. This will help the PB maintain knowledge of what has been approved under their designee.
- **Update on Pier/Dock Applications**
  - Rose updated the board on a discussion held with the Harbor Committee staff liaison, Rachel Bizarro, on the process going forward with dock/pier applications. Rose will share the notice from DEP with Bizarro to give to the Harbor Committee. They will have 30

days to review the application and to contact DEP if they have concerns. This will also give the Harbor Masters time to moving a mooring if necessary.

- **Alternate Positions –**

- Two alternate positions were submitted for this meeting with a third delayed, but intent communicated to submit the application. John Bowers and Alex Beaudet, both current residents shared their interest and background with the board. While there are only 2 positions available, it was shared with the applicants present that a Comprehensive Plan Committee may be established and anyone present may apply to be apart of that board if not selected for the PB.
- Discussion on the alternate positions were tabled until the third application was received and to be discussed at the next meeting.

**Next Meeting –**

- Comprehensive Plan Following
- Alternate Positions

Pendleton made motion to adjourn the meeting; Perley seconded. Meeting adjourned at 7:40PM. The next meeting is scheduled for Thursday, November 5<sup>th</sup>, 2020.

Respectfully submitted,  
Jessica Westhaver  
Staff Liaison

PLANNING BOARD APPROVED: \_\_\_\_\_