

Minutes Planning Board Meeting and Public Hearing  
Saturday, August 2, 2008  
Frye Island Community Center

**Present:** Steve Kaplan, Sam Donio, Dave Treacy, Ron Cedrone, Marge Hommel, Ed Johnson. Chairman Steve Kaplan appointed Ron Cedrone to be a voting member for today's meeting.

**Absent:** Bob Sutherland

**Attendees:** Nancy Donio 859, Frank Limauro 74, Wayne Fournier 1118, Town Manager

Prior to the meeting copies of the proposed UTV and Public Beach Ordinances were distributed to the Board members and attendees.

**The chairman opened the Public Hearing at 8:30 am.**

**AGENDA**

**Presentation of Public Beach Ordinance**

Steve asked if there was any discussion from the Board. Dave Treacy said he was unhappy with the wording in 118-3 preferring to use the word Requirements instead of General Rules as he feels it gives it more bite.

Following a discussion with input from the Beach Committee Chairman Nancy Donio, it was decided to change the title 118-1 to Requirements and to change 118-3 to Requirements. It was also decided to omit \*118-3a. All were in favor.

Nancy Donio stated that between Beach 10 and the Marina there is a beach area on the western shore listed on the Island map as recreation, not as a public beach. Wayne confirmed that it is not designated as a beach. She said several people have requested that the area be open for dogs to be there at all times. Ron Cedrone said that Ed Charrette refers to that area as recreation / conservation land. Steve stated that he feels that no dogs should be allowed. Nancy was in agreement.

### **Presentation of Utility Vehicle Ordinance**

Steve opened the discussion on the UTV Ordinance by explaining that basically it was the same as for golf carts except to point out the UTV regulations vs. golf carts.

Marge Hommel questioned about the UTV's already grandfathered. Wayne stated that the Selectmen only grandfathered them until the Town passes the ordinance. No further discussion ensued.

The chairman closed the Public Hearing at 8:50 am.

### **Regular Meeting**

Steve called the regular meeting to order at 8:51 am.

### **UTV Ordinance**

Steve asked for a vote on the UTV Ordinance. Ed Johnson made a motion to send the UTV Ordinance to the September 11, 2008 Town Meeting seconded by Ron Cedrone with unanimous approval.

### **Public Beach Ordinance**

Steve asked for a vote on the Public Beach Ordinance. Ed Johnson made a motion to send the Public Beach Ordinance to the September 11, 2008 Town Meeting with the previously mentioned changes. Ron Cedrone seconded the motion with all in favor.

### **Minutes and Correspondence**

The minutes of the July 12, 2008 meeting were reviewed. Ed Johnson made a motion to approve the minutes; seconded by Ron Cedrone with unanimous approval.

### **Old Business**

### **Comprehensive Plan Assignments**

When assignments were revised at the 7/12/08 meeting, Bob Sutherland's name was inadvertently left off. The Board reviewed the revised Comp Plan Committee and the members pointed out the following errors: Wayne Fournier said the Town Office

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telephone number was stated wrong and should be 655-4551. Dave Treacy stated much of his personal information was wrong and needed to be changed: Tel: 655-2653, address: 501 Playground Lane. He also stated that he did not agree to take on the responsibility of compiling the long range budgets. Ed Johnson stated the best way to reach him was through his cell phone: 508-783-6403.

Steve stated that after reviewing the Comp Plan, a lot changes need to be made- demographics, roads, etc. We need to use sources of information on the Island such as Wayne Fournier, Joe Potts and John Nun. He also stated that we need to update the Comp Plan Committee assignments so no one person gets overwhelmed.

Steve requested that all members review the Comp Plan and highlight what they feel needs to be changed and suggested reallocation of assignments as the revised plan needs to be completed no later than early September so that it can be presented for approval at the Town meeting on September 11, 2008. Steve will ask Joe Potts if he can put the Comp Plan together as a Word document to facilitate review and enhancement of the plan.

Steve asked Wayne if he knew anyone with strong computer skills who might be interested in helping to put the Comp Plan together. Nancy Donio suggested Betsy Gleysteen. Steve asked Wayne to see if Betsy might be interested.

### **New Business**

The BOS / EC requested the Planning Board to consider writing two new ordinances: one to establish fines of up to two thousand dollars (\$2000) for vandalism for damage to municipal property and one to penalize property owners caught using discounted tickets inappropriately with loss of privileges for the discount tickets for the rest of the season.

The charter clearly states that landowners, family members and guests can use the discount tickets, but NOT renters or commercial vehicles.

Steve stated a committee has been designated to redesign the entire ferry ticket structure. Wayne decided to table the request for a new ordinance at this time.

### **Comprehensive Plan Revisited**

Ed Johnson again brought up his concern regarding the number of septic systems vs the number of houses as stated in the 7/ 12/ 08 meeting. Steve stated that Joe Potts said

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that the Portland Water District does not have the same septic system count as the Island. Steve stated there are situations on the Island where there are three houses connected to one septic system and two houses connected to one septic system. Ed's concern is that the Island will go over the allotted 750 homes as Joe Potts says that the Portland Water District counts septic systems, not homes.

Sam Donio said one section of the Comp Plan says the number of homes is limited to 750 homes with individual septic systems.

Steve asked if the Board feels we should pursue this and what method do we follow. Dave said that we must follow the comp plan. Marge stated a goal needs to be in place to limit growth to 750 homes. Sam said a goal needs to be in place to prevent the sale of more than 750 lots. Wayne said that if an ordinance is passed, it can limit what the Town does, but he is not sure if the ordinance can limit a corporation like FII from selling lots.

**It was suggested that one of the objectives of the Comp Plan should be to get confirmation from the Portland Water Dept. what their actual count is on septic systems** and how they arrived at those numbers. Steve asked Wayne Fournier to contact the Portland Water Dept. to get the information.

Sam read an excerpt from the Comp Plan that said that the total number of lots developed or permitted for development cannot exceed 750. This can be found in the 199- Consent Agreement on Waste Disposal Permit Applications- Section 5.6;.4 .Sam felt we should use this as our guideline for our Comp Plan.

Steve moved to table the discussion; all in favor.

### **Docks**

Ron Cedrone had a concern about the size of docks being 300 square feet as recommended at the 7/12/08 meeting. Sam said he had reconsidered his prior recommendation and was now changing it from 300 square feet to 350 square feet.

Ed Johnson said he had gone on the web and all towns had about the same language, but not a specific square footage.

Steve said that he will go to the office on Tuesday, 8 /6/08 and talk with the new CEO to get his interpretation regarding docks.

**The next meeting will be a work session on Saturday, August 9, 2008 at 8:30 am.**

Steve made a motion to close the meeting; seconded by Ed Johnson with all in favor.

Meeting adjourned at 10:00 am.

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Respectfully submitted,

Inez (Smitty) Kaplan, Recording Secretary