

**Minutes of the Planning Board Work Session
August 9, 2008
Frye Island Community Center**

Present: Steve Kaplan, Bob Sutherland, Ed Johnson, Dave Treacy, Marge Hommel

Absent: Ron Cedrone, Dam Donio

Steve Kaplan, chairman called the meeting to order at 8:30 am.

The chairman appointed Marge Hommel as a voting member for today's meeting to replace Sam Donio.

Agenda

Minutes and Correspondence

Ed Johnson made a motion to accept the minutes of the August 2, 2008 meeting; seconded by Dave Treacy with all in favor.

Old Business

Proposed Lot Clearing Ordinance

Steve asked Dave if he had updated the draft for the proposed Lot Clearing Ordinance. Dave passed copies to all the Planning Board members to review. Dave pointed out the last page had drafter's notes referring to where to find the information in the Land Use Ordinance.

Steve questioned Dave regarding the definition of Remediation in section 101-1-2 and asked where he had gotten the information. Dave referred to item 1 in the drafter's notes which was based on a combination of sections in the Shoreland Zoning Amendment proposal for October 6, 2007.

Under remediation, Dave tried to come up with something that wasn't fiercely expensive so that people would try to comply rather than going to court.

After further discussion it was decided that if this was to be presented as an amendment to the Land Use Ordinance, then A and B should be omitted. The Title would be changed to **Amendment**.

The Zoning Ordinance of the Town of Frye Island, Maine shall be amended by changing the definition of **clear cutting** to the removal or cutting of more than 25% of all trees two or more inches in diameter at four and one half feet above ground level.

Marge asked about Additional Penalties and where it should be placed? Dave stated he would make the correction. Dave also stated that the Drafter's Notes would not be a part of the formal amendment.

Docks

Steve stated he had met with John Thompson, Frye Island's new CEO regarding docks. John stated that he drew up the dock ordinance for Naples, Maine. They use a maximum size of 300 square feet in any form. No building permit is required for 300 square feet and under. If exceptions are needed, then a permit is required. Older docks can be repaired up to 30% each year, but repairs must use the existing material. They use the same guidelines regarding lot size. With an inverted pie shaped lot, i.e. the narrow part being at the street and the wider part down near the water, the property line goes straight out once it hits the water. If a person puts his dock straight out on the property line bordering his neighbor's, the neighbor can use the other side.

Steve asked Ed Johnson to call two or three towns to see what language is in their current dock ordinance and whether or not its been approved by the DEP. Ed will bring the information to the next meeting.

Comprehensive Plan

Steve wants to reallocate assignments and stated that Bob Sutherland was inadvertently left out of the assignments. Bob was given the assignment of updating building fees and all permit fees.

Dave Bond has volunteered to work with the Planning Board transportation committee on the ferry plan.

Marge stated that we need to review and update goals as well as updating the implementation plans.

Steve said he talked with Joe Potts about putting the current comp plan into a word document on the web site. Joe said he couldn't do it all at once and suggested that we go into each section and convert to word format.

Both Ed Johnson and Marge stated that they have a disk. Marge stated she will make a couple of copies and give to Steve.

Steve stated his biggest concern is that the comp plan needs to be completed before the Town Meeting and questioned what the consequences would be if it is not completed on time. Marge said that the comp plan lays out the plan for the Town so any ordinance passed must be justified by the comp plan. Marge volunteered to download the state's suggested comp plan that needs to be followed. She will also check with MMA regarding guidelines and if an extension is a possibility.

Steve said he felt we needed to schedule extra work sessions for the purpose of updating the comp plan and asked the board if they would be able to attend. The following meetings were scheduled:

- Saturday, August 16, 2008- work session
- Saturday, August 23, 2008- regular meeting
- Saturday, August 30, 2008- work session

Steve to contact Paul Peterson to see if he has any updated information on the comp plan as the last updated version was in 2002.

Dave said he felt we should avoid talking about the number of septic systems vs. homes as a goal of the comp plan. The comp plan needs only to address a maximum of 750 homes. Part of the reason for limiting the number of homes is to prevent excessive run-off. No further discussion followed.

The next meeting will be a work session on August 16, 2008 at 8:30 am.

Marge made a motion to close the meeting; seconded by Ed Johnson with all in favor. The meeting was adjourned at 9:45 am.

Respectfully submitted,

Inez (Smitty) Kaplan, Recording Secretary

