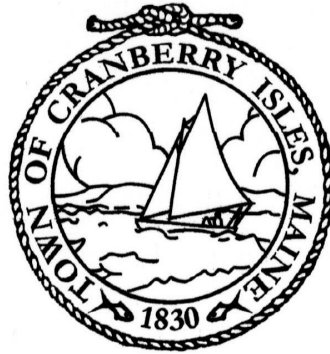


BOARD OF SELECTMEN  
RICHARD BEAL, CHAIRMAN  
FLORENCE J. SPRAGUE  
CORY R. ALLEY

TOWN CLERK / TREASURER  
DENISE Mc CORMICK



ADMINISTRATIVE ASSISTANT  
TO THE SELECTMEN  
JAMES FORTUNE  
PUBLIC SAFETY COORDINATOR  
KATELYN DAMON  
TCI LOCAL HEALTH OFFICER  
CARI ALLEY

## Planning Board Meeting Minutes

May 28, 2020

### Video Teleconference

#### Attendance:

Joanne Thormann, Chairman

William Dowling, Planning Board

Laurie Dobson, Planning Board

Ben Sumner, Deputy Clerk

Philippe Donald, Planning Board

Dennis Dever, LPI & CEO

#### I. **Call to Order:** 10:01 A.M. by Joanne Thormann

Four Planning Board members are present at today's meeting, which represents a quorum. No public comments have been received prior to the meeting.

#### II. **Review / Approval of Previous Meeting Minutes: May 15, 2020**

Laurie Dobson moves that Section VII. be amended to *views expressed by some members of the Planning Board* instead of *her thoughts* to more accurately reflect her statement. Joanne Thormann seconds the motion.

**Motion approved 4-0.**

Laurie Dobson moves to approve the May 15, 2020 minutes as amended.

William Dowling seconds the motion. **Motion approved 4-0.**

### III. Shoreland Zoning Ordinance Updates

Dennis Dever reports on one change to the State of Maine's Mandatory Shoreland Zoning Act requiring photographs prior to and subsequent to any permitted activity in the shoreland zone. He recommends the language reflecting the following be amended to Section 16(C) of the Town's Shoreland Zoning Ordinance:

*10. Photographic record required. A municipal ordinance adopted pursuant to this article must require an applicant for a permit for development within the shoreland zone to provide to the municipal permitting authority preconstruction photographs and, no later than 20 days after completion of the development, post construction photographs of the shoreline vegetation and development site.*

Laurie Dobson proposes a vegetation inventory be included with the photographic record. Dennis Dever advises that vegetation is covered elsewhere in the Shoreland Zoning Ordinance. Joanne Thormann moves to approve the preparation of an amendment compliant with the Mandatory Shoreland Zoning Act. William Dowling seconds the motion. **Motion approved 4-0.**

Dennis Dever explains confusion with overlapping districts as indicated on the Town's Zoning map. Joanne Thormann suggests a workshop later in the year to review maps and suggest updates. Laurie Dobson moves to have monthly scheduled meetings of the Planning Board going forward. Philippe Donald seconds the motion. **Motion approved 4-0.**

Dennis Dever suggests a change in the Shoreland Zoning Ordinance to create a uniform setback distance within split districts. Laurie Dobson moves to have an amendment prepared to the Shoreland Zoning Ordinance

to make uniform a 100' setback from the Annual High Tide mark in the Resource Protection Area of a split district. William Dowling seconds the motion. **Motion approved 3-0.** (Joanne Thormann abstains)

#### **IV. Telecommunications Facility Construction Moratorium**

General discussion and comparison of actions taken by other localities. William Dowling advises that safety and aesthetics can be regulated, but health related restrictions are not allowed by the Federal Telecommunications Act. Laurie Dobson moves to use the Owl's Head ordinance as a working draft document for the purpose of developing a telecommunications facility ordinance for the Town. Joanne Thormann seconds the motion. **Motion approved 3-0.** (William Dowling absent)

#### **V. Other Business**

Laurie Dobson reports that her concerns about proactive planning are being addressed by the earlier decision today to hold regular monthly meetings.

Joanne Thormann proposes, without dissent, to recommend to the Selectmen that the process to update the Town's Comprehensive Plan be commenced.

Chairman Joanne Thormann proposes, without dissent, to hold the next meeting of the Planning Board within the next two weeks to review progress on the telecommunications facility construction ordinance.

#### **VI. Adjournment**

Joanne Thormann moves to adjourn the meeting. Philippe Donald seconds the motion. **Motion approved 3-0.** (William Dowling absent)

Meeting adjourned at 12:01pm