

**Town of Eliot  
REGULAR PLANNING BOARD MEETING MINUTES**

**March 3<sup>rd</sup>, 2009 7PM**

**ITEM 1 - ROLL CALL**

Present: Steve Beckert – Chairman, Dutch Dunkelberger, Paul Burke and Jeff Duncan - Alternate.

Absent: Dwight Snow, Chris Pollard – Vice Chairman

Jeff Duncan was appointed as a voting member for this meeting.

Steve Beckert stated that Dwight Snow had been excused for several weeks due to a work-related class he was taking.

**ITEM 2 – PLEDGE OF ALLEGIANCE**

**ITEM 3 – MOMENT OF SILENCE**

**ITEM 4 - REVIEW AND APPROVE MINUTES AND INVOICES AS NEEDED**

The Board agreed to review the minutes of January 20<sup>th</sup>, 2009 at the next regular meeting.

**ITEM 5 - REVIEW OF "NOTICE OF DECISION" LETTERS, AS NEEDED**

The Board reviewed the following notice of decision letters:

1. Rosanne Adams – windmill
2. Elinor Amee – windmill
3. John Sullivan – windmill
4. Jamison Nay/Brian Sworksi – conditional use
5. Seacoast Baptist Church – amended site plan

**ITEM 6 - PUBLIC APPLICATIONS OR PLANNING BOARD BUSINESS TO BE CONSIDERED**

**A. 10-minute public input session**

There were no comments from the public.

**B. Shoreland Zoning updates from JT Lockman of Southern Maine Regional Planning Commission.**

JT Lockman stated that he recently submitted the latest draft of the Shoreland Zoning Map that included the new wildlife habitats added by the State of Maine. He explained that the pale green areas on the map represent wetlands that are inland fish and wading bird habitats, which require a 250' buffer. He stated that there were several areas added by the State including the area around Shorey's Brook. Areas with development at a frequency of every 500' did not get the buffer. Another change is in the area of the heath located behind

the Eliot Grange Hall. Because of the river influence and the height of the shore it gets the Limited Residential Shoreland zone around it. In the area of the ARC facility the area formerly marked as Resource Protection because it's located in a floodplain has now become an inland fish and wading bird habitat. So it still cannot be developed, but for a different reason. He stated that he provided Kate Pelletier with a PDF of the map if anyone is interested. You can check and uncheck layers to see the various zones or streams or aerial photographs. He stated that he would email this file to the Planning Board and asked Kate Pelletier to provide him with their email addresses. Lastly, he asked that Kate Pelletier confirm that the new inland fish and wading bird habitats on the map have not been developed. If it's found that new homes have been constructed in these areas then he could negotiate with Mike Morse at the Maine DEP to exempt those areas.

Paul Burke asked if someone with an existing home located in this zone wanted to put in an accessory dwelling unit if they would have to meet these new setbacks.

JT Lockman stated that they would.

Paul Burke stated that he noticed that Frank's Fort Island was not on the map, which is located at the end of Hammond Rd.

JT Lockman stated that he didn't think it was necessary to include it on the map, since it's in a floodplain and not developable anyway.

Steve Beckert stated that the Board has to submit the ordinance to the Selectmen by April 9<sup>th</sup> to get on the June warrant.

JT Lockman stated that he also wanted to let the Board know that he will add a town clerk signature block to certify the map and disclaimer to refer the Board to the text of the ordinance should a discrepancy come up.

Steve Beckert suggested that the Board hold a third meeting in March for the public hearing on this since the only other option would be April 7<sup>th</sup>, which is cutting it close to the deadline.

The Board agreed to hold the public hearing on March 24<sup>th</sup>.

Kate Pelletier stated that the Board may want to schedule the public hearing for the post construction stormwater ordinance for the same night.

The Board agreed to hold the public hearing for the stormwater ordinance on March 24<sup>th</sup> as well.

#### **ITEM 7 - ACTION ITEM LIST**

None.

#### **ITEM 8 – CORRESPONDENCE, OTHER AS NEEDED**

Steve Beckert stated that there is an upcoming workshop for Planning Boards and Boards of Appeal on March 12<sup>th</sup> at the Holiday Inn in Saco. He stated that these are very helpful for anyone who has not attended one in the past. He stated that if anyone wanted to go to contact Kate and the town will pay the fee.

**ITEM 9 - SET AGENDA AND DATE FOR NEXT MEETING**

The next regular Planning Board meeting was scheduled for March 17<sup>th</sup>, 2009.

**ITEM 10 – ADJOURN**

**MOTION:**

Dutch Dunkelberger made the motion to adjourn at 7:55 PM.

Jeff Duncan seconded the motion.

**Vote: 4-0, Chair concurs.**

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**Stephen Beckert, Chairman**

**Date approved:** \_\_\_\_\_

Respectfully submitted,

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**Kate Pelletier, Recording Secretary**