

Planning Board  
Minutes August 17, 2023

PRESENT: Rene Sewall, Diana Turner, Peter Haskell, Ann Goff, Bob Winters,  
Ben Jackson, Caleb Scott

PUBLIC: Evelyn Duncan, Kathleen Billings, Brian Billings, Linda Nelson,  
Michael Bloom, Doug Johnson, Jack (newspaper), Pricella Allen,  
Tom Yaroschek, Diane Ford, Barbara Wescott, Les Beitsch,  
Max Katzenberg, Kelly Fifield, Carter (Island rentals), Sue Buxton,  
Emily Beck  
BY ZOOM  
Ron Bailyn, Clark Wieman, Ron Watson, Elizabeth Hardy,  
Morgan Eaton, Mary Roche, Mary Costigan (town attorney)

Item 1: Minutes May 18, 2023 Moved Goff second Turner to accept Vote 5-0-2

Item 2: **Short term Rental Permit Applications**

Ron Bailyn & Patricia Morris 6 Arvard Road

Not owner occupied, one unit to rent, no other rentals in town, insured,  
parking available, emergency contact given. Other rental unit exists within  
1,000 foot radius thereby by Town Ordinance permit should be denied.

Moved Goff second Turner to deny permit Vote 7-0

Leroy Weed Jr. 70 Cat Cove Road

Owner occupied, one unit rental, no other rentals in town, insured,  
no emergency contact given, parking available. Because owner occupied  
1,000 foot radius does not apply. Moved Jackson second Scott to approve  
permit pending receipt of emergency contact information Vote 7-0

Tim Donovan 4 Church Street

Not owner occupied, one unit to rent, no other rentals in town, insured,  
parking available, emergency contact given. Other rental unit exists within  
1,000 foot radius thereby by Town Ordinance permit should be denied.  
Question from public: Carter wanted to know if some rentals dropped out would  
there be new openings? Answer should reapply next year there is the possibility  
of openings occurring. Moved Goff second Jackson to deny permit Vote 7-0

KellyTardif-Fifield 49 Whitman Road

Owner occupied, one unit rental, no other rentals in town, insured,  
emergency contact given, parking available. Because owner occupied  
1,000 foot radius does not apply. Moved Haskell second Jackson to approve  
Vote 7-0

Pricilla Hudgins 47 Twin Brooks Lane, Oceanville

Not owner occupied, one unit to rent, no other rentals in town, insured,  
parking available, emergency contact not given. Other rental unit exists within  
1,000 foot radius thereby by Town Ordinance permit should be denied.  
Moved Jackson second Winter to deny permit Vote 7-0

Emily Beck 91 Whitman Road

Owner occupied, one unit rental, no other rentals in town, insured, emergency contact given, parking available. Because owner occupied 1,000 foot radius does not apply. Moved Haskell second Goff to approve  
Vote 7-0

Sue Buxton 139 Burnt Cove Road

Owner occupied, one short term unit rental, two other year round rentals in town, insured, emergency contact given, parking available. Because owner occupied 1,000 foot radius does not apply. Moved Turner second Haskell to approve permit  
Vote 7-0

Ashlee Naylor 20 Seabreeze Avenue

Not owner occupied, one unit to rent, no other rentals in town, insured, parking available, emergency contact not given. Other rental unit exists within 1,000 foot radius thereby by Town Ordinance permit should be denied. Moved Goff second Winter to deny  
Vote 7-0

Lois Hardy 124 Fifield Point Road

Not owner occupied, one unit to rent, no other rentals in town, insured, parking available, emergency contact not given. Other rental unit exists within 1,000 foot radius thereby by Town Ordinance permit should be denied. Following comment by owner that unit should be grandfathered as it was turned in before the deadline. The Board checked the permit and discovered a date stamp as received at the town office within the deadline. Sewall explained to the owner that this permit should not have come to the planning board but to the CEO and that the town's CEO would be in the office Monday and the permit application turned over to him. No action taken on this permit by Board

Clark Wieman 3<sup>rd</sup> floor 68 Main Street

Wieman stated that this was a commercial rental and he had a business under an LLC and therefore other commercial people should be able to rent the unit. The town attorney asked if these renters would be residing and sleeping in the space. Wieman stated that there was that availability. The attorney then informed Wieman that according to the Ordinance his space would be considered short term rental. Unit is not owner occupied, one unit to rent, no other rentals in town, insured, parking available, no emergency contact given. Other rental unit exists within 1,000 foot radius thereby by Town Ordinance permit should be denied Moved Haskell second Winters to deny  
Vote 7-0

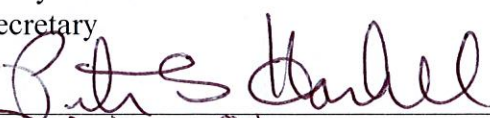

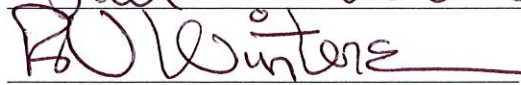

Item 3: Max Katzenberg 36 Main Street (Owner Harbor Café Building)

Sewall noted that this is an after the fact permit for an 8' x8' refrigerator located in the driveway. She noted that it does not meet the required setback of 10' but only has 1'. Kathleen Billings noted that the towns CEO was scheduled to be in the office Monday and would be doing an inspection. Sewall thought that there would need to be abutter notices sent out. Sewall suggested the Board table this permit until after the CEO's inspection so that the Board could hear his comments and suggestions. Moved Haskell second Scott to table permit Vote 7-0

Meeting adjourned at 7:30PM

Respectively submitted;

Evelyn Duncan  
Secretary

	
	
	
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