

PLANNING BOARD  
MINUTES MAY 16, 2019

PRESENT: Rene Sewall, Ann Foster, Diana Turner, Ben Jackson, Ann Goff

PUBLIC: Evelyn Duncan, Judy Jenkins (CEO) Ed Bearor (Town Atty) Bill Baker  
Brad & Suzan Carter, Donna Brewer

Meeting was brought to order at 6:34PM

Item 1: Minutes April 25, 2019 Moved Foster second Jackson to accept minutes with the correct amended start time of 6:38 instead of 6:08 Vote 5-0

Item 2: Amended application Bill Baker Map 3 Lot 93F

After the fact permit to amend original permit. Only includes the first floor of the outfitter building.

Background: The original permit for this building was for equipment use only no plumbing no occupancy. The original after the fact permit submitted at the March meeting requested rental sleeping space on the second floor and a full kitchen and bunk for employees on the first floor. As a result of the March meeting Baker has amended this permit request. He has eliminated the sleeping quarters on the second floor and is now requesting that the first floor have a full kitchen and a bunk for employee sleeping quarters.

Sewall asked the Board if they had any questions

Turner asked if we had a sketch of building. Jenkins answered yes

Bearor asked Baker to confirm that there would be no upstairs use. Confirmed Baker stated that he wanted to remind the Board that he considered employee quarters to be an accessory use and should be permitted.

Bearor stated that the original permit had no occupancy but that a change request could be made and it was up to the Board to decide if it was acceptable under the Town's ordinance.

Turner asked how many acres the property was Baker answered about 8

Duncan asked Jenkins if a letter referred to in last minutes from DEP arrived so that it could be noted in minutes. Answer no letter to Town, supposed letter was to be sent to Baker according to telephone conversation Jenkins/DEP

Goff asked Bearor if detrimental environmental factors of new construction should be considered when thinking about accepting this permit. Answer No  
Duncan asked if there was only the kitchen and no sleeping quarters would that affect the permit. Answer Bearor thought it would be less likely to be in line with our ordinance than if there was sleeping of watchman/employee only and no kitchen.

There being no further questions it was moved Foster second Turner to deny the after the fact permit for the outfitter building first floor kitchen and sleeping quarters. Vote 4-1

ITEM 3: Suzan Carter Map 2 Lot 76A After the fact permit for 12 x 32 addition to the building for storage, plus a change of use for a take out restaurant with outdoor tables with seating for 16.

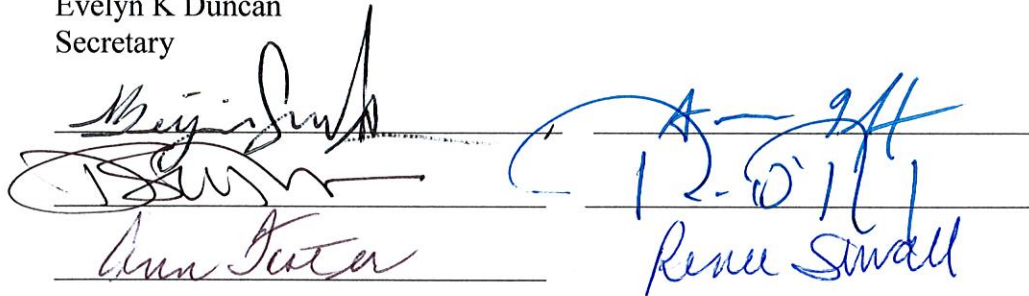
Jenkins explained that the 12 x 32 foot addition was never permitted therefore additional fees due to the Town. She also stated that the building could not be used as an indoor restaurant as it is too close to the water but a take out meets the requirements. The building is roughly 25' too close. The present use of the building is fishing related and has been for years. A few years ago they did use the building to cook and sell meals but it has not been used for this purpose for several years. The proposed addition 28 x 12 on the drawing is actually a completed structure which was permitted in the past, it is the area marked storage that they are requesting the permit for.

Moved Turner second Jackson to accept the after the fact storage building permit and accept the take out restaurant change of use. Vote 5-0

There being no further business meeting adjourned at 7:10PM

Respectively submitted;

Evelyn K Duncan  
Secretary

The image shows four handwritten signatures on horizontal lines. From left to right: 1. A signature that appears to be 'Miguel' with a flourish. 2. A signature that appears to be 'Ann Turner'. 3. A signature that appears to be 'Renee Small' with the date '12-10-11' written above it. 4. A signature that appears to be 'A. J. H.' with a flourish.