

Southwest Harbor Planning Board
July 22, 2010 - 6:00 p.m.
Southwest Harbor Town Office

MINUTES OF MEETING

I. Roll Call/Call to Order: The meeting was called to order at 6:0 p.m. Present: Lee Worcester, Gordon Wissinger, Eric Davis (6:05), Bob Bosserman, Chris Rawls, Mike Magnani; Absent: Ryan Donahue

II. Visitors to be heard not on the Agenda: none

III. Approval of minutes of meetings: July 1, 2010: It was Moved Davis and Seconded Wissinger to accept the minutes of July 1, 2010: Vote 4 – 0 – 2 (Abstain Magnani & Rawls).

Robert Bosserman submitted his resignation from the Planning Board effective this meeting.

IV. Finding of Facts

a. Finding of Fact: Application of Caroline Felkel, agent for Maren Anderson, 31 Seawall Road, Map 2, Lot 35-1, Zone: Harbor; Purpose: replace existing foundation on garage and replace a portion of existing foundation on house. No increase in footprint. It was Moved Wissinger and Seconded Rawls to accept and sign the finding of facts for the application of Caroline Felkel, agent for Maren Anderson. 5 – 0 – 1(Magnani).

b. Finding of Fact: Application of Pemetic Elementary School, 329 Main Street, Map 6, Lot 92, Zone A; Purpose: erect a 50' Fifty foot wind turbine to be located on the northerly side of the parking area at the end of Maple Street. Wissinger asked if the Board had requested a letter from the Selectmen indicating that the Principal may act as agent for the School. Wissinger said the definition of structure should be more explicit, indicating that it is a non-inhabitable structure, and recommended item A of the Findings be made more clear. It was agreed that the item is fine as is. It was Moved Bosserman and Seconded Magnani to accept and sign the finding of facts for the application of Pemetic Elementary School. 5 – 0 – 1

Bosserman suggested the Board set up a category called “special structures”. Worcester suggested clear definitions of wind turbines, as they vary greatly, and the sound produced is constant. Wissinger encouraged the Board to define what they think the Town wants. Currently Southwest Harbor is the only Town on the Island that has no height restriction on turbines. Bosserman suggested the Board differentiate between commercial turbines and residential turbines. The Board will ask Anna Demeo to meet with them to educate them on wind turbines.

Wissinger will compile a list of questions from the Board to have Demeo address in a public information session. Concern was expressed over the mph of wind a turbine is engineered to withstand. Board will check other ordinances in other areas related to wind turbines.

- V. Workshop: Proposed Ordinance Changes: The Board reviewed anticipated changes to the Land Use Ordinance.
- VI. Meeting Schedule CEO Donald Lagrange provided the Board with a subdivision sketch plan that will be reviewed at the August 19th Board Meeting. The Board asked for an Agent letter from Chalfoun to allow Johnston to present the plan to the Board. CEO will advise. On September 2nd, the Board will receive an application from Heath Higgins related to replacement of the Moorings Restaurant.
- VII. Adjournment: It was Moved Wissinger and Seconded Worcester to adjourn the meeting at 7:37 p.m.