

PLANNING BOARD MEETING and PUBLIC HEARING
April 19, 2016

ATTENDEES:

Ray Jones, Chair; Ken Thibault, Alternate PB; Jeff Grant, PB
Dave Wilcock, Vice Chair; Thoma Watson, PB; Ed Brackett, CEO

David Jordan, Marla Jordan, Eric Friedman, Carol Friedman, Fred Cook, John Scappaticci,
Bill Birely, Allan Benson, Nancy Hill, Ellen Bate, Jim Watson, Roger Bowen, Barbara Bowen

The public hearing was called to order at 6 p.m. by Ray Jones, Chair. Ed Brackett made a presentation about David and Marla Jordan opening Jordan's Lobster Shack which will be a new 8 x 12 building located near the back of Faye Jordan's property on Prospect Point Road from which they will sell live lobsters, with 12 to 16 parking spaces in the driveway (not on the road).

Roger Bowen, President of Prospect Point Association, said that he contacted the other owners in the Association and that nine are opposed and three are in favor (with conditional opposition) to this business. They are concerned about safety issues because of additional traffic on the road, accidents, and additional maintenance of the road, which maintenance is now done by the two road Associations. They also would like signs after the Jordan property indicating "Private Road, No ATV's" etc., which David Jordan agreed to do. David Jordan also agreed to join the Association and help with road maintenance.

Allan Benson, President of Northeast ^{Prospect} Point Association, also contacted the fifty members in their Association, twenty-six of whom replied with no objections. Allan mentioned that the Jordan family is well liked and are a fourth generation fishing family that has lived on that property for many years.

Several other people in the audience, who live on Prospect Point, spoke in favor of the Jordan's new venture as did Planning Board member Jeff Grant, who lives on Prospect Point and does not object to the business.

The Public Hearing was closed at 6:30 at which time the Board voted four in favor (with Jeff Grant abstaining) to approve the Jordan Lobster Shack site plan.

APPROVAL OF MINUTES: A motion was made and seconded to approve the minutes of April 5, 2016.

BILLS: There were no bills to be paid.

OLD BUSINESS: Discussion was had regarding the possibility of the Board meeting every Tuesday in the month of May to continue our review and revision of the Shoreland Ordinance,

Land Use Ordinance and Flood Plain Ordinance. The public hearing date for the ordinances will be June 7, 2016.

NEW BUSINESS: Bill Darling of Maine Fair Trade Lobster attended the meeting requesting an Addendum for the change in arrangement/location from the original Plan of the four trailers which will be used for housing new employees. He provided drawings of the new arrangement of the buildings. The deck area is reduced by about half and the finished space is increased by about 130 sq. feet. The Board voted four in favor (with Jeff Grant abstaining since he abstained on the original Vote) to approve the Addendum to the Site Plan.

CEO REPORT: Ed Brackett indicated there were no new permits since our last meeting. Theresa Gray has the first draft completed of the Shoreland Ordinance and we should have it to review at our next meeting. The potential owner of the Mexican Restaurant to be located on Route 1 is working with Ed on his Site Plan Application and hopes to be at our next meeting. Ed has been to a training session in Ellsworth with FEMA. Ed has asked that when we do the warrant for the approval of the new Flood Plain Ordinance that it be dated July 20, 2016, the date the new maps are effective. Ed is working on the letters to the affected homeowners.

The next meeting will be May 3, 2016 at 6 pm. The meeting was adjourned at 7:30 p.m.

Respectfully submitted



Thomasina I. Watson, Acting Secretary

