

# Town of Jonesport

Mar 18, 2025

## Planning Board Minutes

Members present:	Paul, Frank, Kathy
Absent:	Al, Anthony
Alternatives present:	Diane, Sheila
Absent:	

Meeting opened at 7:03 PM

Frank moved to elect Sheila as voting member of the Board for tonight's meeting. Paul seconded. All approved.

February meeting minutes were reviewed. Paul moved to approve. Kathy seconded. All approved.

### Applications:

1	Application:	NA
	Owner / Applicant:	Jim Carver
	Proposes:	Review of subdivision proposal
	Location:	Off Wilders Way
		Map 7, possibly lot 77
	Date:	1/22/2025
Discussion ensued regarding size of lot (10 acres) , and how many lots to be divided into – determined to be a minor subdivision since the expectation is no more than 4 lots. Other discussion on next steps and data needed. Decision to move further review to April meeting.		

2	Application:	898
	Owner / Applicant:	James MacMicheal / Jim Carver
	Proposes:	Replace existing structure: New structure at 270 SF
	Location:	577 Mason Bay Road
		Map 8, Lot 065
	Date:	3/5/2025
Discussion ensued on total square footage and redraw of plat plan. Application put on hold, anticipate to be moved to April meeting.		

### Other:

- 1) Moved review of extension of building permit (Scott Greeley) to March in order to follow protocol of listing request on agenda.
- 2) Discussion on wharf construction on Saddlers Point – determined that the dispute is civil regarding deeds and that the Planning Board did not have jurisdiction over that dispute, however, did recommend that guidance from Maine DEP may offer further guidance..
- 3) Al volunteered to head committee to align all ordinances to ensure same criteria, definitions, applicable laws, etc. Also to update subdivision ordinance to follow state guidelines. No further action decided.

- 4) Discussion regarding permits for major construction. Determined that our permit does not start until all legal obstacles are out of the way. Discussion on definition of substantial start.
- 5) Paul brought up proposal he received from Justin King regarding purchase of the Coast Guard property – Justin asked if an individual unit could be sold. Initial discussion about how to make a conforming lot based on lot size. See previous meeting minutes about potential of waivers which were initially rejected.

Meeting adjourned at 8:47 PM.