

Town of Jonesport

May 20, 2025

Planning Board Minutes

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

Meeting opened at 7:02 PM

April meeting minutes were reviewed. Anthony moved to approve. Kathy seconded. All approved. Paul and Al abstained.

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
Moved to June 17 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
Moved to June 17 meeting.		

3	Application:	900
	Owner / Applicant:	Dan and Holly Dustin
	Proposes:	Addition of sun room. 16'x20' 320 SF
	Location:	32 Hopkins Point Road
		Map 11, Lot 20
	Date:	3/25/2025
Question about adding steps was discussed. Paul moved to accept application with possible addition of steps. Anthony seconded. All approved. Permit #1161 issued.		

4	Application:	901
	Owner / Applicant:	Town of Jonesport / Campground
	Proposes:	Adding a shed. 10'x16' 160 SF
	Location:	Jonesport Campground
		Map 10, Lot 59
	Date:	5/6/2025
Frank moved to accept application acknowledging no fees to be charged. Al seconded. All approved. Permit #1162 issued.		

Review of Land Use Ordinance and Shoreland Use Ordinance:

- 1) Diane put forth an amendment to the Planning Board minutes from March to close loop regarding Planning Board approval of amendments to Land Use. Paul moved to approve the minutes. Kathy seconded. All approved.
- 2) Discussion ensued on proposed amendment to Land Use and Development Ordinance and to Shoreland Zoning Ordinance as recommended by Town Selectmen and presented by Adrian Kendall, attorney, representing Kingfish Marine. Al Grignon presented his review and wording for definition of substantial start. Discussions centered on that definition, number of years to extend and residential versus non-residential.
At end of discussion, Frank moved to approve the suggested language including retroactive effective date with the following changes: a) distinction between residential versus non-residential, b) extend timing to 2 years versus 3 years, and c) add the three bullet points from Al's recommendation of what would demonstrate a genuine commitment to completing the project.
Kathy seconded the motion. 4 members voted yes. 1 member voted no. Motion passed.
- 3) Frank moved to make changes on the tables in both Ordinances regarding piers and wharves: to remove PB from permit approval, leaving CEO approval., and adding language that the approved DEP permit be forwarded to the Planning Board. Paul seconded. All approved.

Other:

Frank requested that we have 2 meetings in June. One on June 17 to review the two Jim Carver applications and to review the changes to the Ordinances. The second meeting would be on Thursday, June 19 to review the Riverdale Subdivision application and all others for the month.

Meeting adjourned at 9:24 PM.