

Town of Jonesport

June 17, 2025

Planning Board Minutes

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

Meeting opened at 7:03 PM

May meeting minutes were reviewed. Frank moved to approve. Anthony 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
Representative of Carver Construction submitted evidence of notice to abutters. Paul asked about copies of the soil test and then remarked that the Board would need to sign 2 copies of mylar and 3 copies of paper as a final review. After discussion, Paul moved to postpone the final signing to Thursday, June 19. Anthony seconded. All approved.		

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
Representative of Carver Construction requested that this application be moved to July so that Betsy Fitzgerald, CEO, could review the new locations and sizing for the new construction.		

Review proposed changes to Land Use Ordinance and Shoreland Use Ordinance:

- 1) Land Use discussion: Frank read out loud the proposed changes as submitted by the town attorney based on the Planning Board discussion in May. Frank proposed that the wording says what the Board had agreed and made a motion the the Planning Board use this language for the ordinance. Paul seconded. All agreed.
- 2) Shoreland Zoning discussion: Frank read out loud the proposed changes as submitted by the town attorney based on the planning board discussion in May and it was noted that in this instance the definition of substantial start is already defined in the ordinance. Frank asked if any of the public attendees at the meeting had any questions. The only comment was made from the attorney representing Kingfish in regard to a letter submitted by the attorney representing Project Downeast dated May 18. Copies were distributed to the planning board and each of the points were reviewed and discussed. Item 1: Questioning the Board having a public hearing on May 20 without due notice was rebutted since the meeting on May 20 was not a public hearing. Item 2. Questioning that the

Maine DEP would need to review the draft shoreland zoning ordinance before any further action could be taken. The Board noted that the town practice is to have the draft ordinance submitted to town vote before submission to the DEP for review so the town vote would take place first. Item 3: Questioning why Kingfish did not start construction in June 2024 after all appeals against the town had ended even though an appeal against the Maine DEP was still pending. The Planning Board consensus was the appeal against the DEP permit was still an appeal and would hamper anyone from proceeding further until resolved. Frank then noted that the language matched the Boards previous agreement and moved to amend the ordinance accordingly. Kathy seconded. All approved.

- 3) Change to land use tables in both ordinances: Replacing PB with CEO for all permanent structures with respect to piers, wharves, etc. Frank moved to approve the changes with the additional wording that the DEP permit be submitted to the Planning Board – *prior to the start of construction*. Anthony seconded. All approved.

Discussion of next steps – public hearing dates. With regard to the Land Use Ordinance, Frank moved that we also include the changes to the Land Use Ordinance regarding ADU (accessory dwelling units) changes. Anthony seconded. All approved. Timing appeared to be that an ad could be submitted this week for publication next week with the date of July 9th for the public hearing. Harry Fish advised that the Selectmen will review and approve the ad in the Selectmen meeting scheduled for Wednesday, June 18.

Meeting adjourned at 7:53 PM.