

**EASTPORT MUNICIPAL PLANNING BOARD
PUBLIC HEARING/ REGULAR MEETING
MINUTES FROM
TUESDAY 13 MAY 2014
6:00 P.M. SHEAD HIGH SCHOOL**

MEMBERS PRESENT: Steve Collins, Kelli Erikson, and Mike Morse

PUBLIC PRESENT: CEO Bob Scott, Jan Finley, Greg Noyce, Steve Cannon, Marilyn Mills, and others.

PUBLIC HEARING #1

Called to order at 6:00 p.m. by Chairman Collins.

1. The applicant seeks to add the following to the definition of "SIGN".
This includes a sign located inside a window or doors that are visible from the exterior of the building. Also add and signs located inside an exterior window or door shall meet all sign requirements for the district of the building including sign restrictions, lighting, and number of signs allowed. Temporary posters such as menus, and other advertisements that are attached to windows or walls for less than thirty (30) days are not considered signs.
Discussion was mostly in favor of change. Morse answered questions since this was put forward by the Ordinance Review Committee which he chairs.

2. The applicant seeks to add the following new definition of a window sign on the appropriate page of Section 2 of the Zoning Ordinance to read as follows:
Window Sign - Applied designs, lettering or logos on any window sign are considered to be a sign under this definition. The total coverage shall not exceed 25% of the total glass surface area of an individual window. The area of the Window sign shall be determined by measuring a box around each group of characters and images plus any background. The sign shall meet all sign requirements for the district of the building including size restrictions, lighting, and number of signs allowed. Ambient lighting from inside the building is not considered sign lighting.

3. The applicant seeks to add a new definition of exempted signs on the appropriate page of Section 2 of the Zoning Ordinance to read as follows:
Exempted Sign (Open Signs) Businesses are allowed to display one (1) internally illuminated "Open" sign with a maximum size of two (2) square feet

in a window or door visible from the street. Size includes the lighted part of the sign only. "Open" sign shall not advertise or contain logos of any product or company. The intensity of light from any illuminated "Open" sign visible from the exterior of the business shall remain constant in color, location, and brightness. No sign shall constitute a hazard to the flow of vehicular or pedestrian safety. The sign shall be turned off between 11:00 p.m. and 7:00 a.m. or after business hours, whichever is later.

4. The applicant also seeks to add the following new definition of nonconforming signs on the appropriate page of Section 2 of the Zoning Ordinances to read as follows: *The use of any sign lawfully in existence at the time of th adoption of this ordinance may continue although the sign does not conform to the provisions of the ordinance. Normal maintenance and repairs are permitted but the sign shall not be altered, enlarged, or rebuilt except in conformance with this ordinance.*

Michael Morse reviewed the reasons for these additions. The Committees reasons for the additions can be found on the application. Most of the people present were in favor of the additions. One member of the present felt it was horrible to regulate signs in this matter. Most thought it would-be good to have to bring signs into regulations.

Public hearing #1 Closed at 6:30 p.m.

Public Hearing #2 called to order at 6:30 p.m.

1. The applicant seeks to amend the definition of "Dwelling Unit" on page 2-2 of the Zoning Ordinances to read as follows: *a room or group of rooms equipped for use as permanent, seasonal, or temporary living quarters for only one family. A Dwelling Unit includes provisions for sleeping, cooking, eating, and sanitation. This unit shall comply with all State and Local Codes and Ordinances. This term shall include mobile homes, but not recreational vehicles.*

2. Also add the following definition of Occupancy Permit on the appropriate page of Section 2 of the Zoning Ordinances to Read as follows: *Occupancy Permit - An Occupancy Permit is a document issued by the City's Code Enforcement Officer or local government agency that a building is in compliance with applicable building codes and zoning ordinances. An Occupancy Permit indicates that a building is in a condition that is suitable for occupancy.*

Morse pointed out that the Ordinance review committee asked for this amendment because the ordinance does not include the wording " A Dwelling Unit includes provisions for sleeping, cooking, eating, and sanitation" This unit shall comply with all State and Local Codes and Ordinances. The committee felt there should be reasonable expectation that the City require these basic facilities to a dwelling for protection of health and safety of inhabitants. The committee also felt that Occupancy Permit is a significant term and should be defined clearly in the Ordinances.

Discussion from the public was in agreement with these additions.

Public Hearing # two closed at 6:40 p.m.

Regular Meeting called to order at 6:40 p.m.

ADJUSTMENTS TO AGENDA - No adjustments

REVIEW OF MINUTES - Motion Morse, Second Erikson, to approve the minutes from 25 March 2014. Unanimously approved.

ACTION ON PUBLIC HEARING

Public Hearing #1 Motion Erikson, second Morse to recommend to the City Council to approve the amendment. Unanimously approved.

Public Hearing #2 Motion Erikson, second Morse to recommend to the council to approve the amendment. Unanimously approved.

OLD BUSINESS

Ordinance Review Committee update. The committee will be bringing more amendments in the near future.

NEW BUSINESS

The Board received another application for a Zoning Ordinance Amendment from the Zoning Board of Appeals. The hearing will be scheduled for Tuesday 3 June 2014 at 6:00 p.m. at Shead High School.

OPEN FORUM

The Board received a Thank you card from Campobello Holdings Inc.

SET NEXT AGENDA

Next meeting will be 3 June 2014 at 6:00 p.m. Public Hearing and regular meeting.

ADJOURN

Motion Erikson, Second Morse to adjourn. Unanimous approval.

Meeting adjourned at 6:50 p.m.