

Planning Board Meeting Minutes

Thursday, September 1st, 2022 @ 7PM

Committee Members Present: Benjamin Pendleton, Jeff Eilenberg, John Bowers (alternate), & Jessica Westhaver (alternate)

Absent: Patricia Jennings, Andrea Perley, and Andrew Poland

Also Present: Joseph Rose, Thomas and Laurie Reckendorf, and Richard Hood

The meeting was called to order at 7:00 p.m. by Benjamin Pendleton

Westhaver made a motion to approve the minutes from the July 21, 2022; Bower seconded. Minutes were approved. 2-0-1 with Pendleton abstaining as he was absent from the previous meeting.

New Business –

- **Setback Encroachment for 225 Pemaquid Trail (Map 029 Lot 027)**
 - Rose shared with the board the application was requesting for the replacement of an existing garage and converting it to a bunk house on footings. The current structure sits closer to the road than the 50-foot setback in the Land Use Ordinance. The structure will only be used for sleeping quarters with no bathrooms or kitchens.
 - VOTE: Pendleton made a motion to recommend the replacement of the garage in the same footprint as it was allowed under the ordinance. Bowers seconded. All in favor 3-0.

Public Comment –

- Richard Hood, former President of the Pemaquid Trail Association was concerned with the notification process of building permits and meetings discussing such. His concern stemmed from the fact he has only become aware of the meeting 2 hours prior. He believes the Town was not transparent enough about their meetings and what they would be discussing. The board shared with Mr. Hood the meetings are published in the Lincoln

County News as well as announced on the website. He was also made aware of the option on the website to signup for notifications when a Planning Board meeting was being held. He was still concerned that more information about what will be discussed should be earlier available. Mr. Hood did not have an issue with the Reckendorf's building permit, however, was concerned that it fell within the Pemaquid Trail and the association received no notification. Rose also shared there is no requirement of the Town to notify an association of a building permit. This responsibility would fall on the property owner.

Following Up for Next Meeting –

- The next meeting will be held on October 20th, 2022, to discuss the wording within the Ordinances about creating lots. This will be a working meeting only.

Meeting adjourned at 7:45pm.

Respectfully submitted,

Jessica Westhaver

Planning Board Alternate