



Planning Board Meeting Minutes Thursday, March 5th at 7:00 p.m.

Committee Members Present: Benjamin Pendleton, Andrew Poland, Andrea Perley, Jeff Eilenberg, and Jason Lord (Alternate)

Committee Members Absent: Patricia Jennings

Also Present: Jessica Westhaver, Joseph Rose, John Sproul, and Tristan Spinski

The meeting was called to order at 7:00 p.m. by Andrea Perley

New Business –

- **Shoreland Zone Permit: Relocation and Expansion of Existing Dwelling – 12 Salt Pond Rd for Ralph Griffin (Map 019 Lot 014):**
 - Joseph Rose presented an application and plans for a property with two (2) structures, one cottage and one dwelling. The dwelling sits within the 75 foot setback of water, is partially in the flood zone, as well as sits partially within a right of way for foot traffic known as Ocean Road. Where the structure sits on the ROW also puts it over the property line by one (1) foot. Moving the structure would increase the overage by four (4) feet. Opinion from Attorney Robert Gregory is that he believes the applicant owns to the middle of the ROW. This road is considered a paper street and was never developed.
 - The applicant is looking to move the dwelling back slightly towards the cottage and expand the dwelling. A portion of the dwelling would still remain within the 75 foot setback but will maintain the original footprint. All expansions taking place on the structure would happen outside of the 75 foot setback. This would be moving it as far as practicable.
 - Because of the flood zone, the structure would be elevated by eight (8) inches which is one foot above BFE.
 - The board discussed the property. One other plan was presented; however, the board all agreed the first plan was the best option. While the structure was not fully moved out of the 75 foot setback, the relocation was improving on the non-conformity by reducing the footprint within the setback.
 - **VOTE:** Pendleton made a motion to approve the application for the relocation of 12 Salt Pond Rd as presented; Eilenberg seconded. All in favor. Approved 5-0. Board signed the application.

House Keeping –

- The minutes from the 01/23/2020 meeting were approved by all.
- The board was presented with the new statute on Recording plans at the Registry of Deeds, Title 33, Chapter 11 §2; Records and Recording. The updates include the removal of mylar plans as well as the sizes accepted at all Maine registries.
- Discussion of alternates – Jason Lord showed interest as a returning alternate. John Sproul was in attendance of the meeting showing interest in the second open position.

Perley made motion to adjourn the meeting, Pendleton seconded. Meeting adjourned at 8:30 PM. The next meeting is scheduled for Thursday, March 19th, 2020.

Respectfully submitted,
Jessica Westhaver
Staff Liaison

PLANNING BOARD APPROVED: _____