



Planning Board Meeting Minutes
Thursday, March 7th, 2019 at 7:00 p.m.
New Harbor Fire Station

Committee Members present: Andrea Cox, Benjamin Pendleton, Pat Jennings, Jeff Eilenberg, Robert Cushing, Jason Lord (Alternate) and Andrew Poland (Alternate)

Also present: Jessica Westhaver, Joseph Rose

Public: Pamela & Joseph Felice, Joe LeBlance, Peter Andersen

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

Minutes from the January 17th, 2019 meeting were approved. A motion was made by Lord to approve the minutes, Eilenberg Seconded; all in favor.

New Business –

- **Project Review of 1144 State Route 32 – Felice (Tax Map 007 Lot 029-C):**
 - CEO Joseph Rose presented the board with the following information:
 - Under the Land Use Ordinance and “change of use of a property must be reviewed by the Planning Board”. The Felice’s are changing a portion of their property from residential to commercial rentals.
 - The permit is to build four (4) cottages; three (3) small cottages used for rentals, and one (1) used for personal use (non-rental). A primary dwelling already exists in which the Felice’s maintain their residence. The property is an 8-acre parcel. There will not be kitchens in any of the three (3) rental cottages and the owners understand that if they plan to install kitchen’s in the future, they would be required to submit a subdivision plan to the Planning Board.
 - The cottages are proposed to be 75 feet away from the private pond that is located on the parcel. No DEP approval required.
 - All rental units will have sleeping areas and bathrooms and be referred to as “cottage/bunk houses”.
 - No vote was required by the Planning Board. Only review of the application because of the change of use.
- **Enclose Foundation of Powerhouse at 13 Upper Round Pond Rd – Prentice (Tax Map 017 Lot 036)**
 - *Prior to presentation, Andrea Cox and Benjamin Pendleton recused themselves from the conversation and vote due to a conflict of interest.*
 - Rose presented to the board the following information:
 - The parcel has a building, which was the old Bristol Mill power station, that has 2 arches that are open to allow water to come under the building when water is high through the Pemaquid River. The permit was submitted in order to close the arches to prevent water from entering and damaging the foundation. There are certain times of year when it is completely dry under the arches and building. It does not impact the normal flow of the river. The area to be closed off will not be filled in with anything.
 - Approval letters from DEP reviewed by the board.

- On September 2nd. 2004, the Prentice's installed a roof on the power station. Through this process, the Planning Board determined the building could not be converted into a dwelling because it was over the water. Rose spoke with Colin Clark at Maine DEP and if the property came up to the water, but was not over it, it would fall under the section in the Shoreland Zoning Ordinance that is within the 75-foot setback requirement. The building would be allowed as a dwelling, but it could not be expanded, it could not be built any higher.
 - The shop and the power mill building cannot be subdivided.
 - The board had no additional questions.
 - **VOTE:** Cushing made a motion to approve the enclosure of the foundation of the powerhouse as presented; Lord seconded; all in favor. The building can now be used as a dwelling with the completion of the enclosure of the arches.
- **Upper Round Pond Bridge Replacement**
 - Rose presented the board with information on the upcoming project to replace the bridge on Upper Round Pond Road, commonly referred to as the Keystone Bridge.
 - Plans and applications were prepared by Calderwood Engineering. All plans presented to the board.
 - Plans were currently being reviewed by Army Corps of Engineers and Maine DEP.
 - The project will consist of replacing the culvert with a larger culvert and refacing the sides with stone. The stone facing will be funded with a private grant.
 - One member of the Planning Board asked when it was determined the bridge needed to be replaced. Rose was unsure of the answer. The final plans will be brought to the board prior to the project.

House Keeping –

- The board was tasked with selecting two alternates for the Planning Board. Lord stated he was still interested. Cushing, who did not run for re-election to the Board, stated he would be an alternate if there were no others interested. Conversation was tabled for the next meeting.

Meeting adjourned at 7:45 PM. The next meeting is tentatively scheduled for Thursday, April 18th, 2019.

Respectfully submitted,
 Jessica Westhaver
 Staff Liaison

PLANNING BOARD APPROVED: _____