



Planning Board Meeting Minutes Thursday, June 4th at 7:00 p.m.

Committee Members Present: Benjamin Pendleton, Andrew Poland, Andrea Perley, Jeff Eilenberg, and Patricia Jennings (via Zoom)

Committee Members Absent: 2 Alternate Positions (Still unknown)

Also Present: Jessica Westhaver, Joseph Rose, Peter Poland, Stephanie Russell, Richard Masters, George Masters, Allen Mathieson, James Omo

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

Vote of Board Positions –

- The board discussed positions of chair and vice chair. Perley opened the conversation for anyone interested, where she had held the position for numerous years. Cox made a motion to select Pendleton for Chair, the board all agreed; Pendleton agreed to hold the position of Chair.
- The board discussed the position of Vice Chair. Pendleton made a motion to select Poland as the position of Vice Chair, the board all agreed; Poland agreed to hold the position of Vice Chair.

New Business –

- **New Subdivision Application – Blueberry Field for Peter Poland (Map 007 Lot 011):**
 - Joseph Rose presented an application and plans for a newly proposed subdivision currently owned by Peter Poland. Perley and Poland both recused themselves due to conflict of interest on the matter.
 - Rose shared that one lot had already been sold prior to the development of the subdivision. Poland is now creating an additional split which will create a total of 3 lots from the original lot (Map 007 Lot 011). This split is triggering the subdivision.
 - All three lots are over 1 acre in size and have passed soil tests. Rose stated to the board there were no new roads created for the subdivision as all lots will be accessible from previously existing roads. Rose had no other concerns and shared he believed the subdivision to be very straight forward.
 - **VOTE:** Pendleton made a motion to approve the application for Blueberry Field subdivision as presented; Eilenberg seconded. All in favor. Approved 3-0-2. Board signed the application and all copies of the subdivision plan.
- **Shoreland Zone Permit: Cottage Reconstruction – 53 Harbor Lane for Richard Masters (Map 016 Lot 043):**
 - Rose presented an application for reconstruction of a cottage located within Shoreland Zoning. Perley recused herself due to conflict of interest. Richard Masters, George Masters and Allen Mathieson were invited to discuss the matter with the board.
 - Richard Masters' parcel of land is 0.64 acres with a cottage that sits on the water side of Harbor Lane. Harbor Lane runs directly through the property, per the subdivision

ordinance, based on when the lot was created (prior to 1989), Masters owns under the road. This means the lot is one entire lot and not two lots separated by a road. The Town currently assesses the property as one lot.

- Rose spoke with Town Council on how to handle the cottage location based on the above information. Council advised that the cottage be moved outside of the 75 foot setback.
- Rose shared the options available under:
 - Move the structure across the street outside the of the 75 foot setback or the water, but within 50 feet of the traveled way.
 - Leave on the water side within the 75' setback of the water, but not closer to the water, and out of the 50 foot setback of the traveled way.
- In addition to these options, certain stipulations would also need to be accounted for.
 - If the structure is demolished, it would be required to be moved out of the 75 foot setback from the water.
 - If the structure remained, but the construction cost of an expansion would be 50% or more of the current assessed value; or a new foundation was installed, it would be required to be moved out of the 75 foot setback from the water. Masters stated the footings and sills were in extreme decay.
- The plans presented did not show the boundary lines of the entire lot, only the front portion. Allen Mathieson had a plan with him that showed the entire lot.
- The board discussed the need for more information showing where the cottage could sit to be in compliance with the Shoreland Zoning requirements.
- **VOTE:** Pendleton made a motion to deny the application for cottage reconstruction as presented; Poland seconded; all in favor. Denied 4-0-1
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- **New Subdivision Application – Blue Ridge Acres for Poland, Russell & Holmes, LLC (Map 008 Lot 11-C):**

- Rose presented the board with the application and plans for Phase I of the Blue Ridge Acres subdivision.
 - Items to note:
 - *As shown on the survey, lot 1A (Map 008 Lot 006-E) was split off and sold to Gregory and Cassie Dunican on 02/21/2020, and 1B (Map 008 lot 006-E-1) is currently owned by Holmes & Russell, LLC. Lots 1C, 1D, 1E, 1F and remaining land are owned by Poland, Russell & Holmes, LLC.*
 - *Lots 1A and 1B will be considered part of Phase I of the subdivision and I covenant restrictions.*
- The road entrance had previously been approved by Maine DOT. All lots in Phase I are over the 1 acre minimum lot size and per covenants cannot be further subdivided. All lots have passing soil tests.
- The road will need swails and ditches. The CEO stated an engineer can be hired if necessary, to review the road. There is a turn around indicated in the plan, shown on lot 1E.
- The board reviewed the subdivision checklist and findings of fact. It was determined there were a few things still missing:
 - Erosion and Sediment Control Plan
 - Soil Test Report
 - Performance Guarantee/ Surety Bond, or a Financial Statement from applicant's lending institution guaranteeing funds available to complete the road and power to all lots.
 - The subdivision plan will need to have the required informational statements (found on the subdivision ordinance under C. Application Contents, #5 Informational Statements)

- The board discussed with the Stephanie Russell the needs for these items. Holmes agreed. She also presented the future Phase II of the plan so the board would be aware of what will come in the future.
- Public Comment: James Omo, who owns map 008 lot 006, which abuts map 008 lot 011, had concerns with an area on the Phase II plan where it appears there are protected wetlands. The board heard his concerns but stated Phase II of the subdivision was not officially being reviewed at this time.
- No vote was taken. The board tabled the review of Phase I of Blue Ridge Acres subdivision and would revisit when the requested items were completed. Holmes will plan to return to the board at the July 16th, 2020 meeting.

House Keeping –

- None

Pendleton made motion to adjourn the meeting, Eilenberg seconded. Meeting adjourned at 9:06 PM. The next meeting is scheduled for Thursday, July 18th, 2020.

Respectfully submitted,
Jessica Westhaver
Staff Liaison

PLANNING BOARD APPROVED: _____