

Planning Board Meeting Minutes
July 23, 2015

Board Present: Maria Pease, Glenn Taylor, Laura Curtis, Dale Flint and John Mountainland.

Also Present: CEO Grant Watmough, Ken Seekins, Gloria Seekins, and Susan Jane Fay.

1. **Call Meeting to Order:** by Chair at 6:30PM.
2. **Elect Officers for 2015:**
Laura Curtis nominated Maria Pease for Chair. Seconded Glenn Taylor.
Laura Curtis nominated Glenn Taylor for Vice-Chair. Seconded Dale Flint.
Maria Pease nominated Laura Curtis for Secretary. Seconded Dale Flint.
3. **Accept Minutes of 6/11/2015:** Motion Laura Curtis to approve 6/11/2015 minutes.
Seconded Glenn Taylor. Unanimous.
4. **Application for a private campground Map 9 Lot 43:**
There are four campers on the family property in the Rural Zone 150ft. back from the lake. Family uses the campers over the fourth for a week and a couple of weekends during the summer. The campers stay on the property but the family isn't always in them. The property consists of 4.50 acres there is a house on this lot as well. The house takes up the obligation of 60,000 sq. ft. (an acre and a half) each of these campsites are required a minimum of 5,000 sq.ft. so there is more than enough acreage to make them complaint. They use portable waste disposals so there are no new septic being put in.

Motion to accept the application Laura Curtis. Seconded Glenn Taylor. Unanimous.

Grant will issue a permit as this is a change of use. The fee is \$40.00.

5. **Application for Demo of a non-conforming cottage and replace with a new cottage on Sennebec Rd. Map 31 Lot 32**
Demo whole structure and replace the structure on the same footprint not change the size of the building in terms of floor plan but increase the height a little bit to give them more head room and put on a steeper pitch roof. A new septic design has been permitted for this site. Glenn asked about contiguous lots. CEO noted it doesn't apply because there were structures on it. If one was vacant land then it would apply but

both parcels have structures.

Motion to approve application for Demo of a non-conforming cottage Laura Curtis. Seconded John Mountainland. Unanimous.

6. **Application for Addition to a non-conforming structure on Sennebec Rd. Map 31 Lot 31:**

This is an existing cottage that straddles the 50ft. setback line. We would like to add 481sq. ft. addition behind the 50ft. setback line in order to provide more living space in particular a bedroom and bathroom. The existing camp has a finished basement with a walkout on the water side. The addition will have a similar arrangement. The existing septic system is sized for the appropriate number of bedrooms we have no plans to increase bedrooms. In addition to the renovation we will also add a steep pitched roof on the existing camp.

Motion Laura Curtis to approve the Application for Addition to a Non-conforming structure on Sennebec Rd. Map 31 Lot 31. Seconded John Mountainland. Unanimous.

CEO noted location is actually off Sennebec Rd. it's on Greene Lane.

Laura amended her motion for approval of the application to be on Greene Lane Map 31 Lot 31. Seconded John Mountainland. Unanimous.

7. **Any other business by the Board:** CEO reported an application was received today for an 8,000 sq. ft. addition at Union Farm. This is Site-Plan Review, we have to do a preliminary at one meeting, the public hearing and final could be done together at the same time at another meeting. The Board scheduled August 13, 2015 for the first meeting and August 20, 2015 for Public Hearing and Final approval Union Farm application.
8. **Adjourn:** Motion Laura Curtis to adjourn at 7:00PM. Seconded Glenn Taylor. Unanimous.

These minutes were approved on August 13, 2015 with the following amendments.