

Planning Board Meeting Minutes
April 28, 2016

Board Present: Maria Pease, Laura Curtis, John Mountainland, Gerald Brooks and Robin Milliken.

Absent: Glenn Taylor and Dale Flint.

Also Present: Jim and Lynne Hannan and Grant Watmough.

1. **Call to Order:** by Chair at 6:30PM.
2. **Accept Minutes of 1/14/2016:** Motion Gerald Brooks to accept the minutes as written. Seconded John Mountainland. One abstention. (Curtis).
3. **Request from new owners (Mike and Julie Waller) of Map 11 lots 41-4 and 41-5 which is a previously approved subdivision to sign papers to be recorded:** Grant noted at the last meeting the Board voted and approved this merger of these two lots. One of the requirements were that it be recorded at the Registry of Deeds. The applicants went down to do that and the registry would not take it without the Mylar attached to it. We have a new set here, the Applicants are asking and Grant is asking that the Board sign it with today's date because from your approval they have 120 days to record it at the Registry of Deeds if that time frame is not up it is very close to being up. Because there is a majority of The Board present he recommends they all sign it because the four that were here the last time voted making it a legal document all that are here signing just shows that you support the whole thing.
4. **Request from James Sr. and Lynne Hannan to allow an accessory building (garage) in Resource Protection Map 21 Lot 12. See Page 103 #16 and Page 105 4.15.2 Principal and Accessory Structures:** Chair stated this is an allowed use with Planning Board Approval. Grant provided a brief overview. The Hannan's originally wanted this garage to be a little closer to the road, it wasn't going to meet the setbacks because there is a steep banking drop off back in a little ways. They went before the Board of Appeals. The Board Of Appeals reviewed their application, they approved it under three of the four requirements The forth one they did not so the Variance for a setback was denied. Grant met with the Hannan's at their property and did some very precise measuring unfortunately, they are

going to have to go into that very steep banking area but they can meet the setback. They have some restriction on the back side of this because the leach field is there. They can be as close as 10ft. to that leach field. Grants measuring would give them with what they have to do, they can meet the proper setback. Grant has provided the Board with a DOT 1970 Right of Way Map. The travel way is not in the center of the way it's almost on the half side that is toward the Hannan property. Taking that into consideration they can meet the setback.

Chair: this is a brand new garage structure are there any other structures being removed?

CEO: No. They have paid the fee to come before you. This is over 100ft. from the water body.

Chair: She has no objections to this proposal she is very comfortable with Grants ability to measure and configure, he does have quite a bit of experience. The Code Enforcement Officer has been to the site and has worked closely with the applicants to determine that this meets any and all requirements. Grant noted through the Appeals process we notified abutting property owners and several of them supported the project.

Motion: John Mountain approves the application. Seconded Gerald Brooks. Unanimous.

5. **Draft of Floodplain Ordinance:** Grant provided the Board with the Old and new wording In the Floodplain Ordinance. The changes were made by the State in their model draft. When Grant first got that there was one thing that he changed. In the original one they copied what we had for a fee schedule in our old Ordinance which was \$7.00. Grant called Augusta and asked if it was ok to change that as the fee as it would be set by the Board of Selectmen. We've done it with other Ordinances and this makes it consistent with the other Town Ordinances. They had absolutely no problem with that. That's the only thing that Grant saw that needed to be changed. The Board agreed no other changes to be made. Grant said in talking with Jay about scheduling a joint Public Hearing on this with the Selectman the date of May 24th would be appropriate. There is already an Article being put on the Warrant for voting on this at Town Meeting.

Chair: does anyone on the Board see any reason not to move forward with this. Hearing none she asks for a vote.

Motion: Laura Curtis to move forward with this as presented by Code Officer. Seconded John Mountainland. Unanimous.

As a result of the joint meeting on May 24th with the Board of Selectmen no changes were proposed. The Floodplain Ordinance moved forward for a vote at Town Meeting.

6. **Any other business by the board:** there was none.

7. **Adjourn:** Motion Laura Curtis to adjourn at 6:50PM. Seconded Gerald Brooks. Unanimous.

These minutes were approved on November 10, 2016 with the following amendments.