

Planning Board Minutes
Wednesday, 18, January 2017
Mallett Hall
7:00 PM

Members present: Ron Hodsdon, John Bowdren, Liza Nichols, Matt St. Cyr, Russ Schmidt, planner Tony Dater

Members absent: alternates Jerry Gould and Shawn Bennett

Guest: John Rodrigue

1. Call to Order: at 7:06 by the Chair

2. Secretary's Report: meeting minutes, 11/16/16, on a motion by Hutch, seconded by John, the minutes were so moved and accepted as presented.

Workshop minutes, 11/30/16, on a motion by Hutch, seconded by John, the minutes were so moved and accepted as presented.

Workshop minutes, 12/14/16, on a motion by Hutch, seconded by John, the minutes were so moved and accepted as presented.

3. Old Business: None

4. New Business: Anthony and Martha Vorlicek – abandon subdivision

Hutch and Liza explained that the town office had forwarded to us an email from the Vorliceks expressing their wish to undo their subdivision created in 2007 at 78 Merrill Rd. No changes had been made to the property and this would return it to its original state. On a motion by Liza, seconded by Hutch, the Board so moved to accept the Vorlicek's letter of intent to abandon the subdivision at 78 Merrill Rd, CCRD Book 207, page 123. Liza gave Hutch a copy of their letter along with a Certificate of Abandonment that he will sign and have notarized and mail to the Vorliceks. The Vorkiceks are responsible for registering the abandonment at the CCRD.

5. Discussion: Tiny Houses – Policy Statement

Hutch filled John Rodrigue in on our meeting in December with the Selectmen and the conclusion that we should not do anything until the state does. Tiny houses must meet MUBEC requirements; our CEO Ryan, had expressed at a previous workshop he felt there is room for THs to meet the regulations for space, power, water, electricity, septic and foundations. John B. added that the CEO felt they should be built on site so as to be able to be inspected for wiring, plumbing, etc. during construction.

Hutch presented a draft of a policy statement adapted from Portland's. Russ too had written something similar but pared down; he was concerned that too much detail about codes and requirements is not necessary and is the CEO's authority not the PB's.

Matt said he was sorry we were not going to be able to accommodate John R and liked a simplified policy statement that says we are waiting until the state comes up with appropriate building codes.

John R said the policy statement is a big step from where we started and that at least the PB looked at and considered THs where other towns have refused to. He further said he's happy to be a guinea pig for the TH community and will follow whatever Pownal decides. He felt the policy statement was constructive. John B felt it has been an education for him learning what THs are and are not, what is allowable and not in town.

Hutch said he felt John R's next step is to sit down with the CEO to find out how to make his TH work, what he needs to do. Hutch noted that meeting codes such as electricity doesn't mean one can't be off the grid.

We discussed the Selectmen's resistance because of assessing and the threat of TH parks. Russ felt that there is going to be a lot of interest, and consequently development, of THs in town. John R said there are many watching what happens and waiting in the wings. He has known all along that Pownal is going to become a target for both the TH supporters and detractors.

We then worked up a streamlined statement, combining Hutch's and Russ' drafts, that Liza will run it by Ryan and get his opinion.

Solar Farms: Tony said that Damariscotta had just passed a solar facility that will operate as a subscriber or coop for ten members who will receive credit for the power sent to the grid. He said ten or fewer participants is regarded as a private enterprise and not a commercial vendor. Tony felt this is something that will soon be happening everywhere. There already is such a project at the Maine Idyll in Freeport.

7. February Agenda: nothing pending

8. Adjournment: 9:10 PM

Respectively submitted,



Liza Nichols, Secretary