

Planning Board Minutes
Wednesday, 20, January 2016
Mallett Hall
7:00 PM

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

Members absent: Jerry Gould, alternate Shawn Bennett

Guests: Mike Whitney

1. Call to Order: at 7:00 by the Chair
2. Secretary's Report: meeting minutes of 12/16/15 – on a motion by John, seconded by Hutch, the minutes were so moved and accepted as presented
Workshop minutes of 1/6/16 – on a motion by John, seconded by Hutch, the minutes were so moved and accepted as presented.

3. Old Business: None

4. New Business: None

5. Discussion: Backlot Draft #8

Section 2. Purpose – Tony brought Russ up to date on the reasons for the added sentence regarding conservation – as an encouragement, not a requirement. Tony will add a comma between “easements” and “and” in the second sentence as requested by Alix Hopkins and at the end of the first sentence will clarify that backlots don't have the required amount of frontage.

Liza reported on her conversation with Judy Colby-George, Spatial Solutions, about determining how many properties might qualify for backlots (see attached email). Russ said he had been thinking about the issue and thought that it would not be difficult for some people, broken into groups, to go over the tax maps and come up with properties. He voiced his concern about the PB going to all this effort for very few properties. John wondered about the effect, going forward, on division of properties.

Section 9. Administration – Tony will include language saying that the PB, when looking at Backlots will use this ordinance for re-subdivision purposes.

Liza asked about the change from referring to “amended subdivision” to “resubdivision” and said she thought that the town attorney had used “amended”. Hutch thought the resubdivision term came from Natalie Burns. In Article 2. Definitions, resubdivision is defined and Tony suggested adding to it that amended is used interchangeably. Hutch will include it when he asks Natalie about citing the CEO and PB in the body of the ordinance – should both always be

cited or just the CEO or will it be given that either one is being referred to depending on who is handling the backlot?

Section 10. Application Procedures, A. General – John asked about the certified mail requirement for notifying abutters. This was done so that the CEO, who we assume won't want to send notices himself, will have proof that abutters have been notified. (In Subdivision the applicant gives the PB stamped addressed envelopes and the Secretary sends out notices.) We decided to leave the requirement as is.

Russ thought requiring an application for a building permit at the time of the backlot application was outside our authority and unnecessary. Liza agreed. Others felt it did no harm and alerted people to other requirements in order to build on backlot. We decided to leave it and see what the town attorney thinks.

10.B.3.a. – added 200' requirement to abutter notification

10.B.3.c. – Hutch wondered if all the boundaries had to be defined if the property is very large. Tony will add language allowing for some flexibility.

10.B.7&8. – minor adjustments: “*per Article 7.*”; “*Article 10. Shoreland Zoning*”.

Section 11. – E.: brackets will be added around the last sentence.

11.G. – “shared driveway *or driveway* elsewhere...”

Tony will add language that Tax Map and Lot Numbers are assigned by the Assessors; Cumberland County Registry of Deeds will be CCRD throughout the body of the ord.; change references to *CEO and/orPB*.

6. Other: Mike asked if there had been a resolve about researching how many properties were eligible for a backlot? We decided to focus part of the next workshop on just that with those there hunkering down with the tax maps. Liza will see what Scott can do about copies for us to work with. Tony said he didn't think he needed to be at the workshop and will concentrate on Draft #9 which we hope to send to the attorney.

Workshop dates: Wednesdays 1/27, 2/10 and 2/24, 8:00 AM.

7. February agenda: finalize Backlot draft and update Definitions.

8. Adjournment: 8:30 PM, so moved by all.

Respectively submitted,



Liza Nichols, Secretary