

Planning Board Minutes
Wednesday, 16, April 2014
Mallett Hall
7:00 PM

Members present: Ron Hodsdon, Joan Mueller, Liza Nichols, John Bowdren, alternates Jerry Gould and Russ Schmidt, planner Tony Dater

Members absent: Matt St Cyr

Guests: Terry Brown, John Schwanda

1. Call to Order: at 7:08 by the Chair

2. Secretary's Report: Meeting minutes of 3/19/14 – corrected Guest *Peter Biegel*. On a motion by Joan, seconded by John, the minutes were so moved and accepted as corrected.

Workshop minutes of 3/25/14 – On a motion by Hutch, seconded by Joan, the minutes were so moved and accepted as presented.

Public Hearing minutes of 3/19/14 – on a motion by Hutch, seconded by John, the hearing minutes were so moved and accepted as presented.

Workshop minutes of 4/8/14 – on a motion by Hutch, seconded by John, the minutes were so moved and accepted as presented.

3. Old Business: None

4. New Business: Terry Brown/ amended York Subdivision

John Schwanda presented a plan for Terry showing an additional lot and private road added to his previous subdivision. John outlined the changes they had made since they showed us a sketch plan last October; the lot was enlarged, reducing the strip the remaining lot will use for frontage.

John asked if Shoreland Zoning setbacks applied to the wetlands on Lot 20 since the actual stream starts on lot 20-3 and heads away. If so the building envelope on the proposed lot would shrink and require that the house be placed in the back of the lot; it would be more exposed to the neighboring houses there. John said the small area at the front actually is buffered by trees. The Board said the wetlands and stream did not appear on the SZ map and that setback requirements would apply to the wetland.

There is an easement shown on the plan between Terry and his brother Earl that is in the area shown along the strip for the road frontage. Terry said he would talk with Earl about redoing it or removing it so it is not cutting through proposed road. The easement is Earl's and Hutch wondered why then it was on Terry's land.

John said he hoped the entire road would not have to be built since Lot 20 now has access via Lot 20-4 and so would not be using the new road that would be giving it proper frontage. He had sketched in a smaller/shorter road going to the new lot, tentatively labeled 20-5. This he pointed out would require less wetland disturbance.

John said the property under the road would belong to Lot 20 and suggested there be a deed restriction giving Lot 20-5 and easement to use it. Who would then be responsible for the maintenance?

Terry submitted his application for an amended subdivision and paid the fee along with giving us copies of deeds, abutters list and envelopes. A site walk was scheduled for [Saturday 17, May at 9:00 AM](#); meet at the gravel turn around in on Summer Lane off Royal Rd.

Terry and John will be on the May 21 agenda. In the meantime they will look into an easement and road agreement as well as DEP NRPA wetland setback requirements.

5. Discussion: Liza passed around the sheets from Sherry Dietrich regarding amended versus re-subdivision. There was much discussion about changes, when they were done, grandfathered zoning or not. Tony said he would get us a copy of Skowhegan's re-subdivision standards.

We went over the town attorney's comments on the Zoning Ord. draft, specifically her take on manufactured housing. She and the state lump mobile homes and manufactured homes together. We are actually looking to only regulate mobile homes; we're not restricting manufactured homes in any way. Tony said we ought to clearly define mobile and manufactured homes in our definitions.

6. Other: the next two Public Hearings will be on [Wednesdays 14 & 21 of May at 6:00 PM](#). Liza will check with Jim Boyles as to how to handle the road stuff in the Subdivision Ord. that will also be in the Road Ord. and will need to stay in until the Road Ord. is voted up or down. She will also check with Scott about when all has to be ready to go on the warrant for town meeting.

7. May Agenda: Old Business: Terry Brown, Discussion: Tony's report and ordinances

8. Motion to adjourn at 9:35. So moved and accepted.

Respectively submitted,



Liza Nichols, Secretary