

Planning Board Minutes
Wednesday, 20, May 2015
Mallett Hall
7:00 PM

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

Guests: Selectmen Tim Giddenge and George Anderson, briefly.

1. Call to Order: at 7:38 by the Chair

2. Secretary's Report: Public Hearing Minutes, 4/15/15 – on a motion by Hutch, seconded by John, the minutes were so moved and accepted as presented.

Meeting minutes, 4/15/15 – on a motion by Hutch, seconded by John, the minutes were so moved and accepted as presented.

Workshop minutes, 4/21/15 – on a motion by Hutch, seconded by Jerry, the minutes were so moved and accepted as presented.

Workshop minutes, 4/27/15 – the last sentence of the 1st paragraph was shortened to "Russ said that perhaps Ryan misunderstands the what and why of the Single Lot." And a sentence added that reads: *Tim reported that Ryan had consulted with the MMA Attorney who said that the Single Lot Ord. may not be in compliance with state law.* On a motion by Hutch, seconded by Jerry, the workshop minutes were so moved and accepted as corrected.

Workshop minutes 5/5/15, written by John Bowdren – on a motion my Hutch, seconded by Liza, the minutes were so moved and accepted as presented.

Minutes of meeting with town attorney Natalie Burns, 5/14/15 – on a motion by Hutch, seconded by John, the minutes were so moved and accepted as presented.

Workshop minutes, 5/19/15 – on a motion by Hutch, seconded by John, the minutes were so moved and accepted as presented.

Tim and George decided to leave.

3. Old Business: None

4. New Business: None

5. Discussion: Tony had no report this month.

Ordinance Review – Tony said we ought to vote the changes resulting from the public hearing. Matt motioned that the board approve the definition for Single Lot and the corrections to Street and Subdivision definitions (see attached). It was seconded by Hutch and so moved and accepted by all.

6. Other: Town property, Map 8, Lot 9, on the North Yarmouth/Pownal town line that abuts Dwight Edgerly's property. (see attached letters from Selectmen and Rick Storey) A North Yarmouth abutter wants to purchase it from the town. This property was taken by the town for taxes from Joseph Hilton. According to Tim the town has no record of where the corners are for this lot; it does have a quitclaim deed. We wondered how the town can sell a piece of property that it doesn't know the boundaries of and doesn't even know where the town boundary between No Yarmouth and Pownal is. Hutch said that on the tax map there is a jog in the town boundary that is not clear, actually wrong. Tim had told him that a few years ago Dwight Edgerly had approached the town to buy the parcel and that the town had made it a policy not to sell land obtained by taxes. Pownal had perambulated the town line about 15 years ago, but that No Yarmouth did not join in so it's unofficial.

The Board's recommendation to the Selectmen:

1. The town line needs to be defined; the state needs to be involved
2. Property boundaries are not defined; who is responsible is debatable
3. As a caveat to any purchaser it is not a buildable lot – not practically accessible, not Pownal accessible.
4. If the town should sell it has to be on the open market, available to all.

7. June Agenda: Continuing ordinance review

8. Adjournment: at 8:58 PM on a motion by Jerry, accepted by all.

Respectively submitted,



Liza Nichols, Secretary