

Planning Board Minutes
Wednesday, 17, June 2015
Mallett Hall
7:00 PM

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

Members absent: Matt St. Cyr, Jerry Gould

1. Call to Order: at 7:07 by the Chair

2. Secretary's Report: Public Hearing Minutes, 5/20/15 – p.1, last paragraph, spelling of "request" corrected; p.2, second and third sentences adjusted to read,
"The Board of Appeals may grant variances of Zoning Ordinance standards under certain specific criteria. The Planning Board may waive or modify some standards specifically authorized to the Planning Board by the ordinance and as long as the intent or purpose of the ordinance is maintained."

On a motion by Hutch, seconded by John, the minutes were so moved and accepted as amended. At this point John motioned that Russ be made a voting member for the evening, so moved and accepted by Hutch and Liza, whereupon Russ added his vote to accepted the Public Hearing minutes.

Meeting minutes of 5/20/15 – on a motion by Hutch, seconded by John, the minutes were so moved and accepted.

3. Old Business: None

4. New Business: None

5. Discussion: Tony had previously sent out information on Accessory Dwelling Units. A quick look at what had been added to Article 2, Definitions was deemed sufficient. There ensued a discussion about what happens during the upcoming revaluation – do the assessors notify the CEO when there is an accessory dwelling that hasn't gone through proper channels? It will certainly show up on property taxes.

We then talked about the town selling tax acquired property and the Selectmen's response to our letter about the property on the North Yarmouth line (see attached). The Board's feeling was just because the town can doesn't mean it should.

Ongoing ordinance review for the November Special Town Meeting: Single Lot and Backlot Ords. We probably ought to tackle Backlot before Single Lot; Telecommunications and Floodplain Ords. updating will have to wait. Tony asked where we stand on voting the new Floodplain maps? Hutch thinks that since we're not coastal the town is not really affected. We need to ask the Selectmen/Scott where we stand – have we adopted and amended the maps and ordinance?

It was noted we need updated applications and checklists for the ordinances voted on at Town Meeting – Road, Mobile Home, Subdivision and Site Plan. We thought the Road Ord. could use the existing application.

In 2006 the Selectmen passed a Road Naming Ordinance; we will have to amend the Road Ord. in November to reflect this. Liza will see that the Selectmen are aware. The CEO also should be noticed.

Tony will check to see what he has on file for checklists and applications since he is the one who has worked most of them up over the years.

We turned to the question of how to tell if a property is part of a previous Subdivision. Hutch and Liza had both had separate discussion with Sherry Dietrich and concluded that the easiest way is to look at the tax maps. Any subdivided property will have lot numbers with a decimal point (ex. lot 10.02). So will recent Single Lot Divisions, but they are few in number and the CEO ought to have a record of these. Liza will let Ryan know of this idea. Russ said he would still like a note on plans referencing the date of the original subdivision on subsequent amended subdivisions. We thought this would be a good requirement. Word from Sherry Dietrich is that she spoke with Tim Giddenge about this and he said he would see that update tax maps were available to the Board and CEO.

6. Other: the next two workshops were scheduled for Wednesdays in July - the 8th and 22nd at 8:00 AM. The plan is to focus on applications and checklists. August workshops were tentatively scheduled for Wednesdays the 5th and 25th.

7. July Agenda: continuing Ordinance Review

8. Adjournment: at 8:45 PM

Respectively submitted,



Liza Nichols, Secretary