

Planning Board Minutes

Wednesday, 19, June 2013

Mallett Hall

7:00 PM

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

Guest: Kathy Hogue

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

2. Secretary's Report: Meeting minutes of 5/15/13 – motioned to accept by Hutch, seconded by John, so moved and accepted.

Workshop minutes of 5/21/13 – “Mobil” was corrected to *Mobile* in two places. Hutch motioned to accept as corrected, John seconded, so moved and accepted. Workshop minutes of 6/4/13 – Motioned by Hutch, seconded by John, so moved and accepted.

3. Old Business: Recreation Committee, Haskell Mill site, Hodsdon Rd.

Kathy showed us a survey she had obtained from Sherry Dietrich of the one acre parcel containing the site of the mill. There is more land than the Tax map indicated. She has found that Cuyler Feigle of Freeport is the owner.

Looking over the Shoreland Zoning Ord., Section 15, Land Use Standards, G. Roads and Driveways, (p. 150 of the current Codes Book) Tony said the Board could make the call for reducing the 75' setback to 50' if it wished. If the Town were to acquire the lot from Mr. Feigle there would be room for 2 to 3 cars to pull off. The Road Commissioner would know better. The Board and Kathy agreed it is worth pursuing.

4. New Business: None

5. Discussion: Tony had no reports. It was decided to forgo Ordinance Review for the evening.

6. Other: Matt said he had been asked by an acquaintance about some property for sale by the railroad bridge on the Allen Rd. in west Pownal. It is a 37 acre

parcel that has no road frontage, but has a deeded right-of-way across a neighboring property that crosses the rail tracks. We found the parcel on the tax maps (Map 9. Lot28). It has been logged for firewood. There is no way the Board could approve it for building without road frontage; the right-of-way isn't enough.

The board was apprised of the notice from Jensen & Baird about their upcoming seminar in October. Registration will be in August.

Tony was asked about GPCOG's note regarding determination of a complete subdivision application within 30 days (Title 30-A M.R.S.A., §4403) and all the dated receipts and notifications it requires. (See p. 122 & 123 of the 2012 Planning Land Use Laws booklet) The Board wonders how this is possible given that we meet once a month and is not allowed to meet and discuss issues in between? We get an application at one meeting and have to rule on its completeness at the next meeting with no possibility of review in between? We are being mandated to make uninformed decisions? Tony said to call MMA and ask them.

7. July agenda: Ordinance Review – Subdivision Ord.

8. Adjournment at 8:01 PM

Respectively submitted,



Liza Nichols