

Planning Board Minutes
Wednesday, 19, August 2015
Mallett Hall
7:00 PM

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

Members absent: Jerry Gould

Guests: Shawn Bennett (the Selectmen have appointed Shawn as our new alternate though he has not yet
been sworn in.)

1. Call to order: at 7:03 by the Chair

2. Secretary's Report: Meeting minutes of 7/15/15 – on a motion by Hutch, seconded by John,
the minutes were so moved and accepted as presented.

Workshop minutes of 7/22/15 – on a motion by Hutch, seconded by John, the minutes were so
moved and accepted as presented.

Workshop minutes of 8/5/15 – on a motion by Hutch, seconded by John, the minutes were so
moved and accepted as presented.

3. Old Business: None

4. New Business: None

5. Discussion: Tony had no report this month.

Backlots - Hutch said he had looked at what several towns have for backlot regulations. He
said Durham was good except when it came to family lots which he found lacking and a mess
for the future. Cumberland has one paragraph in their Zoning Ord.

We briefly veered from backlot discussion to check in on Russ' work on a private road
application (see workshop notes 8/22) and he filled Shawn in on our thinking thus far. Russ is
working on cleaning and updating the PB info on the web site.

Back to backlots – Russ mentioned that in looking over other towns' regulations he found that
several do portions well but no one does everything well. That moved us to discuss what we
thought would serve Pownal well.

We discussed the logic behind having a 50' minimum for access; it prevents a private road being
substituted at a later date and further backlot development. If someone has such plans they
will need to provide a minimum of 60' at the onset. And we all agreed that:

- the 50' ROW access ought to be separate from the total acreage of the lot;

- the frontage owned by the lot, not an easement from an abutting property and there should be a legal description of it in the deed;
- the ROW can only come off a public road;
- the backlot minimum size is 5 acres;
- only allowed in the RA and RB districts;
- all RB and RB setback requirements shall apply
- for purposes of setbacks the developer will have to declare what is the front of the lot at the time a building permit is issued

Left unsettled in our discussion was the minimum distance in from the public road required to the edge of the building envelope or if there should even be a minimum. Some towns require 275' or 300'. Also, we decided that only single family homes would be allowed, but got hung up on whether accessory dwellings would be allowed. These two issues we put off until the next workshop.

The CEO had mentioned a while ago he thought we ought to put a limit on the number of building permits the town would issue in a year. Tony said we could do a moratorium for a period of time while the town studies an issue, but there has to be a stated justification. This needs further investigation.

6. Other: Jensen & Baird is having a seminar in the evening of Thursday Sept. 24 in South Portland covering legal changes affecting municipalities. John will send out copies of the program and sign up info. Members can sign themselves up online.

7. September Agenda: finish backlot and review/update the Single Lot Ord. for special town meeting in November.

8. Adjournment: at 9:10; approved by all.

Respectively submitted,

Liza Nichols, Secretary

Ronald Hodson Chair