

Planning Board Minutes  
Wednesday, 20, August 2014  
Mallett Hall  
7:00 PM

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

Members absent: Matt St. Cyr

Guests: Bill Schmidt, Mike Albert

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

2. Secretary's Report: Meeting minutes of 7/16/14 – on a motion by Hutch, seconded by John, the minutes were so moved and accepted as presented.

Here Liza made a motion that Jerry be made a full voting member for the evening, seconded by Hutch, so moved and accepted.

Workshop minutes of 7/22/14 – motioned to approve by Hutch, seconded by John, so moved and accepted as presented.

Workshop minutes of 8/5/14 – motioned to approve by Hutch, seconded by Jerry, so moved and accepted as presented.

Workshop minutes of 8/19/14 – motioned to approve by Hutch, seconded by John, so moved and accepted as presented.

3. Old Business: None

4. New Business: None

5. Discussion: Tony had questioned MMA (see attached email 8/20/14) about filing a single lot at the Registry of Deeds as an amended Subdivision. Their answer is it can be done so as long as it is written as a requirement in the ordinance. They pointed him to Bar Harbor's code that specifies such revisions to their subdivision language. The discussion then revolved around deed transfers, how a person would ever know that a parcel had been part of a previous subdivision, buyer beware and doing a title search. The board will need to revisit the Draft Subdivision Ord. and add language similar to Bar Harbor's. Later, Tony noticed that 7.5 Plan Revisions after Approval, p.75, in the current Subdivision Ord. may be a place in which to insert language. He will write something up and send it to us.

Tony has sent us an application and checklist for Site Plan review. We also have a version of the current one that Sherry Dietrich has made suggestions on. Board members need to go over both applications and see what combination they would like.

Single Lot Ord. and the question from the workshop on Section 7. Enforcement – Tony felt it okay to cite the state's Title 30-A M.R.S.A. 4406 for violations in subdivisions.

6. Other: Hutch asked if anyone had any suggestions for a new Board alternate? John mentioned Heidi Curry as a possibility. A good prospect, but Board members should continue their efforts to compile with a list.

Mike Albert came in to talk about and show us his plans for the Menchen property on Hodsdon that he recently purchased. Currently he plans to sell the house with five acres leaving 612+/- feet of road frontage for later development of two lots. He is also aware that the back of the property has frontage on Loring Lane giving him the ability to put a road of any length through from Hodsdon to Loring and to develop the property entirely. He says he has not decided what he will do. The plan also showed a right-of-way from Hodsdon along the eastern property line he proposes for horse riding from his place across the street. His question to the Board was if the splitting off the house lot needs to come before us or to the CEO as a single lot. The property has not been part of a previously subdivision so this would be a single lot. Given the current CEO situation we felt that if he may find it easier to come to us; we would review it under the Single Lot Ord.

9/17/14

The next two workshops were scheduled for Tuesdays, 9<sup>th</sup> and 23<sup>rd</sup> of September. We'll begin by reviewing the Site Plan application and checklist.

7. September Agenda: continuing ordinance review – at least finishing with Single Lot.

8. Adjournment: 8:38 PM

Respectively submitted,



Liza Nichols, Secretary