

Town of Pownal
Planning Board Minutes
Wednesday, August 19, 2020
7:00pm

Members Present: Matt St. Cyr, John Bowdren, Jesse Peters, Christine Watson, Gabe DiGristina, Town Planner Tony Dater and Secretary Molly White.

Members Absent: Matt Altieri and Marika Clark

Guests: Selectwoman Heidi Curry, Selectman Andy O'Brien, Michelle and Todd Harrison of Grey Ghost Construction and Adrienne Fine of Terradyn Consultants, Ben Schulz, Derek Lovitch and Susan Peters.

I. Call to Order – 7:03 by Chair

II. Secretary's Report

John motioned, seconded by Gabe, to approve the minutes from July 15, 2020 as amended. Discussion: Correction of spelling error. Vote: Yes-5. No-0.

John motioned, seconded by Christine, to approve the minutes from the August 3, 2020 Public Hearing as amended. Discussion: Change "letter or credit" to "fiscal capacity". Vote: Yes-5. No-0.

John motioned, seconded by Gabe, to approve the minutes from the August 4, 2020 Public Hearing as amended. Discussion: Correction of spelling error. Vote: Yes-5. No-0.

John motioned, seconded by Gabe, to approve the minutes from the August 5, 2020 Site Walk as amended. Discussion: Correction of spelling error. Vote: Yes-5. No-0.

III. Old Business:

John motioned, seconded by Jesse, to approve the preliminary plan for the Elmwood Rd Major Subdivision with the following conditions:

1. Apple Blossom Drive is to be moved as far from the abutting property line as possible within the right of way, to avoid complications with the abutting property well.
2. Both Proposed roads, Apple Blossom Drive and Meadow Brook Road are to be paved as indicated on the plan.
3. Lot 6 is to be staked out with flags and the test pit flagged for inspection by members of the Planning Board.
4. An irrevocable letter of credit based on a detailed cost analysis of all Road construction, all power and utilities, DEP approved water buffering and approved cisterns and potential construction damages at the intersection of Meadow Brook Road and Merrill Road is to be provided by the Developer and reviewed by the Town Attorney and approved by the Select Board.
5. A road maintenance agreement is to be included in the HOA agreement.
6. HOA Agreement is to state that the Open Space is to remain Open Space and not to be developed.

Discussion: Andy O'Brien added that the Irrevocable letter of credit, road maintenance agreement and homeowner's association agreement were to be reviewed by the Town attorney. Vote: Yes-5. No-0.

IV. New Business:

The Select Board instructed Ben Schulz, who is interested in purchasing 66 Verrill Rd from the Town with the intention of cleaning it up, building on it and then reselling the property, to bring his plans to the Planning Board for approval. Mr. Schulz explained that due to the size of the lot he would need for the Town's restrictions regarding acreage and road frontage to be waved as the property is nonconforming in these requirements. In order of him to regain the cost of cleaning up the property he would need to be

able to rebuild on it. Matt St. Cyr explained that Mr. Schulz would need to receive that approval from the Zoning Board of Appeals and that his next step should be to submit an application with the Town Office. Mr. Schulz then added that Derek Lovitch, an abutting property owner to 66 Verrill Rd, has had some concern with how the clearing of the property would affect the edge of the forest on his own property. Mr. Lovitch added that Mr. Schulz has included him in his plans, and they have come to modest agreements on how to make sure the project does not negatively affect Mr. Lovitch's property.

V. Any Other Business:

- Molly presented the board with an updated contact list for the members. Some additions/edits were made.
- Molly asked if any members were interested in attending the Planning Boards & Boards of Appeal Workshop help via Zoom by Maine Municipal Association on September 9, 2020.
- The Planning Board received a letter from the Select Board soliciting their opinions on the sale of town owned land on Elmwood Rd applicant Orion Breen. Mr. Breen is an abutter to the parcel and would like to absorb it into his property to have room to build a garage. Andy O'Brien explained to the board that no price has been set for the sale. He added that they have the option of selling it to this person or putting it out to bid. Combining the lots would make the parcel less nonconforming as they are both originally nonconforming. All members agreed that they do not oppose the sale of this lot to the applicant. Molly will submit formal notification of their opinion to the Select Board.
- Before COVID-19, the Board was preparing updates to the Definitions section of the Town's Land Use Ordinances, the Shoreland Zoning Ordinance, as well as two new Ordinances to be approved at Town Meeting in June of 2020. The board agreed it would be a good time to get back to working on these projects. They decided to hold a workshop to start this work on September 9, 2020.

VI. September Agenda

Workshop on September 2, 2020 at 6:00pm

VII. Adjourn – 9:17pm

Respectfully submitted,

Molly White, secretary