

Planning Board Minutes
Wednesday, 15, March 2017
Mallett Hall
7:00 PM

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

Members absent: alternates Jerry Gould and Shawn Bennett

Guests: Chad Merrill, Jack and Bonnie Mosier, John Schwanda (Owen Haskell, Inc.), Corey Thurber, Amy Kapise, Brayden Thurber

1. Call to Order: at 7:04 PM by the Chair

2. Secretary's Report: meeting minutes of 1/18/17 – on a motion by John, seconded by Matt, the minutes were so moved and accepted as presented.

3. Old Business: None

4. New Business: Chad Merrill, property at 921 Lawrence Rd., Amended Pollock Subdivision, Map 3, Lot 60. Chad showed us his plan that divides off a minimum sized lot abutting a 60' swath containing a 50' ROW easement on the northern border of the original lot. This easement gives access to property in Durham. A comment about the shape of the remaining lot having arms led to a brief discussion between Chad and Jack Mosier about the arm on the southern side of the property, the line being in some dispute with Jack saying the arm belongs to the neighboring abutters and Chad maintaining that is not what is in the Registry of Deeds and that Jack ought to look into it.

Bonnie Mosier asked about the ability to have a shared driveway in the access easement. The ordinances allow for shared driveways as long the lots have the proper frontage that would allow for separate driveways if necessary. Could a shared driveway be denied in a ROW? We thought that would depend on how the easement was worded; it could be specifically allowed or denied. Hutch suggested that an attorney be involved in drafting any easement.

Chad said that Durham has no problem with developing a lot that is accessed through Pownal. According to MMA (see attached) the lot in Durham must be reviewed by Durham; Pownal's only concern is the access.

Chad had filled out a Single Lot Application (there was confusion on the town website as to what application applied) which he left with the CEO. He will fill out a Subdivision Application. He had paid the fee; Liza will get a receipt.

We went over the checklist. Chad still needs to submit the required paperwork such as deeds, easement, shared driveway agreement (if necessary). He has had a soil test done by Sweet Assoc. and questioned why he must provide an HHE 200 form before he goes for building permits, arguing that he would be spending \$500 when he doesn't yet know where the house is to be located. John Schwanda said such a requirement is unique to Pownal. That was a surprise to the Board, but it agreed the HHE 200 could wait. Chad's application needs to also include copies of his deed and the access easement and furnish the Board with a list of abutters along with stamped envelopes. If the ROW should be used

as a shared driveway Liza asked that a copy of the maintenance agreement be given to include in the file. Also, the town asks to have the final plan on a disk in addition to paper. An onsite inspection was scheduled for Wednesday, 29, March at 4:00 PM.

John Schwanda, representing Eric Wentworth, presented a preliminary plan for the Amended Paul Hamilton Subdivision, Upper Minot Rd. (Map3, Lot 20), that intends to create a backlot on the southern side of the property, across Thoits Brook. This has lots of frontage along the abandoned section of Minot Rd. which can't be applied since the road is not maintained. John proposes a 50' easement from the adjoining lot which is also owned by Eric Wentworth.

This is a large parcel and Corey Thurber who will be the owner of the backlot does not yet know where the house will go. Regarding the HHE 200 form John reiterated that Pownal is unique in requiring more than a soils test at this time.

John asked about surveying the entire parcel. We agreed that frontage to the neighboring properties and wetlands delineated surrounding probable house sites would suffice. Russ suggested showing wetlands within a ~~350'~~ radius as was done on his subdivision. John will look up Russ' plans. Hutch said that because of Thoits Brook there may be Shoreland Zoning requirements; John said he would check. We discussed the need for an Amended Subdivision Application. Liza will see that John gets a Backlot Application and checklist. John and Corey will be put on the April meeting agenda though they may need to postpone their application.

4/19/17
360°
873 4/19/17
6. Other: Russ showed us LD ~~875~~, An Act to Adopt Tiny House Standards in MUBEC, which is in legislative committee. It directs MUBEC to make tiny homes possible in Maine this year rather than waiting for the change in the IRC rules due in 2018. Russ feels we need to start the conversation on what requirements Pownal would like and get ahead of what may come down the pike. His sense is that since this would be handled by the Department of Economic Development standards are likely to be relaxed, altered or ignored altogether.

John mentioned that the Selectmen have concerns regarding taxation of Tiny Houses.

Hutch said he thought we were through when we decided we couldn't do a Tiny House Ordinance.

7. April Agenda: Old Business – Chad Merrill, Amended Pollock Subdivision
New Business – Amended Paul Hamilton Subdivision

8. Adjournment: at 9:52 PM

Respectively submitted,

Liza Nichols

Liza Nichols, Secretary