

Planning Board Minutes
Wednesday, 16, May 2018
Mallett Hall
7:00 PM

Members present: Ron Hodsdon, Liza Nichols, John Bowdren Jesse Peters, Matt St. Cyr,
alternate Gabe DiGristina, planner Tony Dater

Members absent: alternate Christine Watson

Guests: Lisa Pardus, Tom DeLois

1. Call to order: at 7:00 PM by the Chair
2. Secretary's Report: meeting minutes of 4/18/18 – on a motion by John, seconded by Jesse, the minutes were so moved and accepted as presented.
The Workshop Minutes of 5/9 18 will be presented at the next meeting.
3. Old Business: Chad Merrill, Amended Pollock Subdivision
Chad was not present as he had not yet gotten the private road names approved from the Selectmen.

Lisa Pardus Subdivision: Tom presented updated plans showing two-foot contour lines. We discussed the measurements John Green had questioned in the April 18 meeting – a series of measurements extending back from the proposed lots along the remaining property boundary. It was unclear from what point to what point they measured and they didn't seem to add up to a coherent whole. Several Board members re-measured from various points and re-totaled but could not make it work. Tom and Lisa maintained the measurements were correct and that since they were not measuring anything to do with the proposed lots it shouldn't matter. Liza asserted that the Board could not sign a plan with questionable measurements and have it sent to the registry. Matt calmly agreed in a heat diffusing manner that the onus was on us since we made note of the question.

Tony said the Planning Board presumes accuracy of measurements and the surveyor's license is on the line; the applicant can explain them or make changes.

John asked about the septic site on Lot 59-2 being so close to the line, is there a distance requirement? The Board does not allow the plume flow to cross lot lines but felt the flow direction would be away towards the gully and the distance to the house site was acceptable.

We went over the checklist and except for the measurement issue all was in order. We discussed how to handle signing of the plan and mylar and concluded we could make a conditional approval on resolving the measurement issue, Board members could sign the plan

at town hall and the Secretary would issue the Notice of Decision for DeLois/Parduses to retrieve once all was done.

Matt motioned, seconded by Jesse, to approve the Lisa Pardus Subdivision contingent upon boundary measurement clarification on the plan by the surveyor; Planning Board members agree to sign the paper copies and mylar in the presence of the town clerk individually. So moved by all.

Copies will be dropped off at Mallett and the Secretary will let Tom know when all is signed and will have the Notice of Decision waiting with the plans at Mallett.

4. New Business: Elizabeth Stone, Goss Lane.

Elizabeth had cancelled earlier in the day saying she was not ready. She had also cancelled her meeting with Tony the previous week.

Hutch explained to members that Goss Lane is a little road off of Tuttle Rd. with a house at the end. He said he was not sure Elizabeth has enough frontage off Goss.

5. Discussion: Matt said he had attended a Shoreland Zoning hearing (primarily for CEOs) and that the DEP recommends that towns let the state take over Shoreland Zoning completely. They would send someone out to handle it whenever Shoreland is an issue.

Electing Officers – Hutch said he would no longer be Chair. This generated a lot of discussion. John had stated previously he has no desire to Chair. Matt said he doesn't have a lot of extra time outside of regular meetings; Hutch said he spends a couple of hours a month looking things over. Liza asserted that someone must sign things as Chair. In the end Matt agreed to act as Chair. John recommended Matt as Chair; Hutch recommended John as Vice Chair and Liza as Secretary; Jesse seconded it all. So moved with thank yous.

6. Other: The Comprehensive Plan Committee had asked for some thoughts and questions from the Board to consider in their survey. We easily came up with a few (see attached).

7. June Agenda: Old Business – Chad Merrill/Second Amended Pollock Subdivision

New Business – Elizabeth Stone, Goss Land

Discussion – Polly Nichols/ Home Occupation

Use Table

Results of town meeting

8. Adjournment: 9:45 PM

Respectively submitted,



Liza Nichols, Secretary