

PLANNING BOARD MEETING MINUTES
April 4, 2017

Meeting length 6:30 - 7:16 P.M.

MEMBERS PRESENT: Chairman James McCarthy, Members, Mary Standard, Jim Durfee, Larry O'Rourke, CEO William Kennedy, Deputy Clerk/Secretary Michelle Boucher

WELCOME: James welcomed everyone to the meeting.

MINUTES: the minutes of the March 21st, 2017 were read. Mary moved to accept minutes, James seconded the motion, and all were in favor.

OPEN SESSION:

CEO:

NEW BUSINESS

Reviewed and discussed the Planning Board Ordinance and Bylaws. Planning board will review their bylaws and update as needed after further research. Motion to update by Larry O'Rourke, second by James McCarty, all in favor.

OLD BUSINESS:

- Electric Cut Off Ordinance to be revised and resubmitted at next planning board meeting on April 18, 2017.

FYI: Planning Board training sessions were discussed and Larry O'Rourke, Mary Standard, and John Allen will be attending in Bethel on April 20th, 2017

ADJOURNMENT:

At 7:00 p.m. Mary moved to adjourn the meeting, James seconded the motion and all were in favor.

Respectfully submitted,

Michelle Boucher

Secretary to the Planning Board

PLANNING BOARD MEETING MINUTES
March 21, 2017

Meeting length 6:30 - 7:16 P.M.

MEMBERS PRESENT: Chairman Andrew Wickson, Members , Mary Standard, James McCarthy, Jim Durfee, Larry O'Rourke, John Allen, CEO William Kennedy, Deputy Clerk/Secretary Michelle Boucher and Secretary Sondra Bragg. Resident Guests Heidi Linscott, Edwin and Dorothy Hinshaw were present.

WELCOME: Andy welcomed everyone to the meeting.

MINUTES: the minutes of the March 7, 2017 minutes were read. Andy moved to accept minutes, Mary seconded the motion, and all were in favor.

OPEN SESSION:

- Andy opened in regards to the Electric Cut Off Ordinance and revisions to be made

CEO:

NEW BUSINESS

Andy Wickson Resignation

OLD BUSINESS:

- Building Notification: submitted originally on October 7, 2016 by Kevin Cini for MAP R17-030 on Labrador Pond Road for Pop-Up Camper. Upon recommendation of the CEO to send Mr. Cini a copy of the shoreland zoning cover and page 16 which discusses the individual private camp sites. Planning Board also requested meeting with Mr. Cini.
- Electric Cut Off Ordinance to be revised and resubmitted at next planning board meeting.

FYI: Discussed and Ordered Maine Environmental and Land Use Statues Deskbook 15th Edition

ADJOURNMENT:

At 7:42 p.m. Andy moved to adjourn the meeting, John seconded the motion and all were in favor.

Respectfully submitted,

Michelle Boucher

Secretary to the Planning Board

Approved:

PLANNING BOARD MEETING MINUTES
March 7 , 2017

Meeting length 6:30 - 7:15 P.M.

MEMBERS PRESENT: Chairman Andrew Wickson, Members , CEO William Kennedy, Mary Standard, James McCarthy, Jim Durfee, John Allen, Larry O'Rourke, new Deputy Clerk/secretary Michelle Boucher and secretary Sondra Bragg.

WELCOME: Andy welcomed everyone to the meeting.

MINUTES: the minutes of the February 14, 2017 meeting were read. Andy moved to accept , James seconded the motion, and all were in favor.

CEO:

- William discussed container subject in reference to recently submitted and withdrawn building notification from Butterfield Estates, LLC by Cliff McNeil. Shoreland Zoning prohibits the commercial containers.

NEW BUSINESS:

- Welcomed new Deputy Clerk/secretary Michelle Boucher!

OLD BUSINESS:

- Notification: Kevin Cini-MAP R17-030-Labrador Pond Rd-2012 full length 16' long 6' wide pop up camper-Board and CEO stated that letterhead from company performing waste removal must be provided-John moved to send Mr.Cini asking for specific measurements on property and to meet with the planning board at a future meeting, seconded by Mary all in favor. CEO will verify when ground is dry.
- Visit will be needed by CEO to verify measurements for property of Deborah Merriam at 1420 Main St-MAP R11-008-walls added to existing porch.
- Chairman discussion-John Allen nominates James McCarthy as Planning Board Chairman, seconded by Mary, all in favor.
- Review updated revised power disconnect ordinance for Planning Board -wording revision to Ordinance to remove section 9(same as section 5) and add the A-1 to section 6 standards to read Presence of shut off will be verified by Code Enforcement Officer.-building notification will be revised to read as #4 Electric Cut Off _____ Yes _____ No. Discussion for ordinance will be on Tuesday, March 21st,2017 at 6:00 P.M to be held in the Sumner Town Office.

FYI:

- Mary requested copy of 2017 MMA Courses-will be sent on 3/8/17.

ADJOURNMENT:

At 7:15 p.m. Larry moved to adjourn the meeting, Mary seconded the motion and all were in favor.

Respectfully submitted,

Approved:

Michelle Boucher

Secretary to the Planning Board

PLANNING BOARD MEETING MINUTES

February 21 , 2017

Meeting length 6:30 - 7:16 P.M.

MEMBERS PRESENT: Chairman Andrew Wickson, Members , Mary Standard, James McCarthy, Jim Durfee, Larry O'Rourke, CEO William Kennedy and Secretary Sondra Bragg. Resident Guests were Steven Abbott, Gerri Abbott, and John Allen was not present.

WELCOME: Andy welcomed everyone to the meeting.

MINUTES: the minutes of the February 7, 2017 meeting were read. Andy moved to accept minutes, Mary seconded the motion, and all were in favor.

OPEN SESSION:

- Andy moved to go forward with the Public Hearing for the Power Disconnect Ordinance to be held at the Sumner Town Office on Tuesday, March 21st, 2017 at 6:00 P.M. Changed wording on Ordinance using word "current National Electrical Code" in standards paragraphs, seconded by Mary, all in favor.

CEO:

NEW BUSINESS:

- Notification-Butterfield Estates, LLC-Cliff McNeil-MAP R07-003-A-14 McNeil Road-Self storage containers to general public-The Planning Board request that Mr. McNeil be present at the next PB Meeting on Tuesday, March 7, 2017 at 6:30 P.M. for discussion on specifics of request. Letter has been sent to Cliff as he has requested when Planning Board approves or denies notifications.
- Notification- Deborah Merriam MAP R11-008-1420 Main Street-12x12-adding walls to enclosed Porch-Andy motioned to hold off on notification until set backs of boundaries & measurements from Road & septic are added to notification. Letter has been sent 2-22-17 for updated notification.
- Andy stated that he will be Chairman through March and be done at the 1st part of April. The PB will have to appoint someone to step into role of Chairman.

OLD BUSINESS:

- Building Notification: submitted originally on September 9, 2016 by Cliff McNeil for Butterfield Estates, LLC-MAP R07-003-A-14B McNeil Road-shipping containers-letter has been sent asking for new revised notification to be submitted. More discussion and site review plan may be necessary. Larry asked if the price of containers would be included in rent or will the containers be rented to anyone? CEO/LPI William Kennedy stated that the park subdivision plan may have to be modified as multi-use with 2 acres delineated for both Commercial & Residential usage of containers.

FYI:

ADJOURNMENT:

At 7:16 p.m. Andy moved to adjourn the meeting, James seconded the motion and all were in favor.

Respectfully submitted,

Approved:

Sondra L. Bragg

Secretary to the Planning Board

PLANNING BOARD MEETING MINUTES

January 17 , 2017

Meeting length 6:28 - 7:26 P.M.

MEMBERS PRESENT: Chairman Andrew Wickson, Members , CEO William Kennedy, Mary Standard, James McCarthy, Jim Durfee and secretary Sondra Bragg. Guests were Larry O'Rourke, John Allen and Heath Edwards.

WELCOME: Andy welcomed everyone to the meeting.

MINUTES: the minutes of the December 20, 2016 meeting were read. Andy moved to accept , Mary seconded the motion, and all were in favor.

OPEN SESSION:

- Welcomed new temporary CEO/LPI William Kennedy-William stated that he & Sidney Abbott spoke briefly about the pending agenda of CEO/LPI duties with little or no information. William also stated that the Selectmen told him that the pending issues would be collected for his review at a future Select Board meeting.

CEO:

NEW BUSINESS:

- Larry O'Rourke letter of interest-Larry stated that he had already been a member on the Planning Board previously and is enthusiastic to rejoin. Andy motioned to send approval to Selectmen to have Larry appointed to the Planning Board and be added to SB agenda, seconded by James, all in favor.

OLD BUSINESS:

- Butterfield Estates, LLC-MAP R07-003-A-shipping container notification-Andy motioned to table notification, seconded by James, all in favor. CEO/LPI William Kennedy asked to see documentation in regards to park. The folder with Subdivision Plans, Mylar & etc were presented. William stated that he would review Butterfield Estates, LLC documentation at a future date.
- Update of Heath Edwards-258 Barrows Road-MAP R06-003-1 fifth wheel 26ft camper for storage-Heath stated that CEO Sidney Abbott stated to him that he was all set and did not need to take any further action in regards to his notification. CEO William Kennedy stated that as long as the camper is not showing signs of sewage leakage which would indicate someone using it to live in, he would be okay with approving notification. Andy motioned to approve 5th wheel camper for storage only & follow up at later date, seconded by Mary, all in favor.
- Reviewed permission letter from Stuart Abbott MAP R08-001-Z TO Steven Abbott to build on sap house property- Mary motioned to approve note, seconded by James, all in favor.
- Review updated revised power disconnect ordinance submitted by AVCOG Representative John Maloney. Mary stated that the word Current should be added to Ordinance when the term National Electrical Code is mentioned, Andy agreed. Discussion and concern were expressed about the shutoff making homes vulnerable to criminals-Larry questioned if the NEC would

allow power to be locked & if burglary incidents will be increased? Andy stated that usually the standard master key lock(King Brand) was retained by Fire Chief only. Larry stated that he would research Ordinances and if there have been any negative impacts in other areas that have adopted the electrical power disconnect to be reviewed at a future meeting.

- Notification from Kevin Cini-MAP R17-030-Labrador Pond Road-Andy stated that we will only move forward with notification when the property owner submits measurements, boundaries & setbacks on property are received.

FYI:

- No comment by Planning Board in regards to the 14th Edition of Maine Environmental and Land Use Statutes reference book order form.

ADJOURNMENT:

At 7:26 p.m. Andy moved to adjourn the meeting, Mary seconded the motion and all were in favor.

Respectfully submitted,

Approved:

Sondra L. Bragg

Secretary to the Planning Board

PLANNING BOARD MEETING MINUTES December 20 , 2016

Meeting length 6:26 - 7:39 P.M.

MEMBERS PRESENT: Chairman Andrew Wickson, Members , Mary Standard, James McCarthy, Jim Durfee, CEO Sidney Abbott and Secretary Sondra Bragg. Resident Guests were Steven Abbott, Gerri Abbott, and John Allen.

WELCOME: Andy welcomed everyone to the meeting.

MINUTES: the minutes of the December 6, 2016 meeting were read. Andy moved to accept minutes with correction to add CEO Sidney Abbott as members present , Mary seconded the motion, and all were in favor.

CEO/Sidney Abbott:

- Update for Heath Edwards-MAP R06-003-258 Barrows Road-fifth wheel 26ft Camper for Storage-No update-Sidney stated that he would review site.
- Christopher Hardy-MAP R07-005-95" Wx19' LX99" H Steel Conex box-Box was moved from spot on property in violation-Andy motions to approve, seconded by Mary, all in favor.

NEW BUSINESS:

- Notification-Steven Abbott-MAP R07-031-378 Bradeen Road-30x40(plus 30x10 porch) & remodeling of bathroom, kitchen, windows, walls, ceiling and sheetrock- Andy motions to approve, James seconded, all in favor.
- Steven Abbott-MAP R08-001-Z-Off Bradeen Road- 7x20 addition to 16x20 sap house- Andy motions to approve with condition that letter of permission to build on property from actual landowner Stuart Abbott is received by the Board, seconded by Mary, all in favor. Steven stated that there would be continual progress on property and may need to submit more notifications in the future.

OLD BUSINESS:

- Butterfield Estates, LLC-Site plan review request letter-Andy stated that the site plan review may be unnecessary if Cliff submits locations and amounts of containers in park - CEO Sidney Abbott will review site and report findings to be sure that placement will not be within the set back of the river.
- Notification from Kevin Cini-MAP R17-030 on Labrador Pond Road-Andy motioned to table until map of actual measurements and boundaries lengths of site where the camper is actually going to sit on property-measure site review may be needed. Andy requested that letter be sent to Mr. Cini asking for detailed map.
- Review updated current Power Disconnect Ordinance and e-mail sent from Tom Standard expressing concern over wording in ordinance reading "Maine State Standards"-Andy requested that the ordinance draft be reviewed by AVCOG. John Maloney will be contacted in regards to ordinance wording.

- Discussion of Public hearing- Mary asked to try to get ordinance on ballot for Special Town Meeting in January-not enough time from now till January for hearing-details for hearing will be discussed in January & February 2017.

FYI:

ADJOURNMENT:

At 7:39 p.m. Andy moved to adjourn the meeting, James seconded the motion and all were in favor.

Respectfully submitted,

Approved:

Sondra L. Bragg

Secretary to the Planning Board
