

Sumner Planning Board
Meeting Minutes
October 17th, 2017

Members: James McCarthy, James Durfee, Mary Standard, Larry O'Rourke and John Allen

Residents: Edwin Hinshaw

Reading and approval of previous minutes: James McCarthy read the minutes from 10/17/2017, there was a motion to accept, the motion was seconded and all approved.

Open Session:

Selectman Edwin Hinshaw came to speak with the board about the Town's position on marijuana. People are interested and there have been calls and questions so he wanted to make sure the board had current information and everyone was on the same page. In 2016, Sumner had a vote on marijuana regulations within the town and it did not pass by 1 vote. There was a moratorium placed on marijuana at the time and will be expiring next year. Edwin attended an MMA conference about it and learned a lot of information, but with Governor Lepage vetoing the proposal all of this is now in a state of limbo. Larry O'Rourke made a motion that if the planning board receives any inquiries regarding the subject that they will refer people to the Selectboard. The motion was seconded by Mary Standard and all approved.

CEO:

The CEO is out until November 18th so the intent to harvest by Julie Jack and letter from Verizon regarding antenna placement will be put aside until then.

New Business:

*Building Notification- Brian Medico: The Planning Board had some concerns over the placement of the leach field so the board made a motion to set it aside and have the CEO look over it before moving forward with the notification. The motion was seconded and approved by all.

*Building notification-Anthony and Joanne Mauro: There were no issues found with the building notification, there was a motion to approve, the motion was seconded and all approved.

*Building Notification- West Sumner Baptist Church: No issues were found with the notification; there was a motion to approve, motion was seconded and all approved.

Old Business:

Cliff McNeil: The letter from Trafton, Matzen, Belleau & Frenette, LLP on behalf of Mr. McNeil was presented to the board for review after already being reviewed by the Selectboard. The Planning Board states that they have not threatened Mr. McNeil with any form of fines or court action. They also reiterated that the permit approval numbers shown on Sid Abbot's letter (included with the lawyer's letter) do not match up with the numbers we have on record. The Board has requested, and would welcome, Mr. McNeil coming to a meeting to clear up any confusion or misunderstandings.

Adjourned at: Motion to adjourn at 7:13pm, seconded and all approved

Submitted by Office Assistant/Secretary, Nicole Starbird

Sumner Planning Board
October 17, 2017
Minutes

The Sumner Planning board met on the night of October 17th, 2017 with the following members present: James Durfee, Lawrence O'Rourke, James McCarthy, Mary Standard, John Allen and Code Enforcement Officer William Kennedy.

The Minutes of October 3rd were read and approved.

John Allen Building Notification, R13-09, for an 8x16 mudroom was reviewed. Mary Standard motion to approve, O'Rourke second and all approve.

McCarthy read email response from Cliff McNeil stating that his attorney would be responding. McCarthy mentioned that he had attended the Select Board meeting where he stated the remedy presented to McNeil during the previous Planning Board meeting.

The CEO William Kennedy and Planning Board member John Allen went to investigate the possible slab being poured on Morrill Farm rd. There appears to be a slab poured and there is construction going on. Kennedy placed a 'Stop Work' order on the property and is awaiting a response. The board looked over tax maps and the lot looks like it could possibly be on tax map R18-14, which is owned by Linda Perreault-Boucher.

Adjourned at 7:00pm

Submitted by Office Assistant/Secretary, Nicole Starbird

Sumner Planning Board
October 3, 2017
Minutes

The Sumner Planning board met on the night of October 3rd, 2017 with the following members present: James Durfee, Lawrence O'Rourke, James McCarthy, John Allen and Code Enforcement Officer William Kennedy.

The Minutes of August 15th were read by James McCarthy. McCarthy made a motion to accept the minutes, O'Rourke seconded and all approved.

The Minutes of September 19th were read by Jim McCarthy. McCarthy made a motion to accept the minutes, O'Rourke seconded and all approved.

Stephen Paradis, R18, Lot 12A MH Replacement- Certificate of Compliance signed by Bill Kennedy. Septic was discussed, it was decided that there were no modifications needed and John Allen mentioned that a pad was in place. O'Rourke motioned to approve building notification, John seconded and all approved.

Stephen Cummings, R1, Lot 32, Mudroom & Decks- there was some questions on the tank, original septic plans were reviewed and everything looked correct. O'Rourke motioned to approve, McCarthy seconded and all approved.

Martha Dunn, R7, Lot 6, Open Carport- Larry motion to approve, McCarthy seconded and all approved.

Stephen Lewis/Laura Falconer, R09, Lot 30, Dwelling- CEO checked septic and was satisfied. O'Rourke motion to approve, McCarthy seconded and all approved.

Cliff McNeil request to reconsider denial of notification-

1. Discussion about using a Manufactured Home as a shed, Susan Runes was consulted and stated that there was a precedent. The board decided to approve the use of this MH as a shed only and if this was to change, McNeil would have to return to the board for approval of any changes.

2. Septic plans and septic approval could not be found, the Approval numbers in Sid Abbot's report does not correspond to any of McNeil's information. McCarthy will be contacting McNeil to ask that he resubmit plans an approval.

3. McNeil wants to place a MH outside of the original location and making a major change to the original subdivision plan. The board states that McNeil will need to submit an amended subdivision plan. McCarthy will also be discussing this with McNeil when he contacts him.

O'Rourke motioned to approve this plan of action, John seconded and all approved.

There was a concern raised about a possible pad being poured on Morrill Farm Rd. The CEO and John Allen will go take a look to see what is going on.

Motion to adjourn at 7:50pm by O'Rourke, McCarthy seconded and all approved.

Planning Board Meeting Minutes September 19, 2017

Sumner Planning Board
September 19, 2017
Minutes

The Sumner Planning board met on Tuesday night, September 19, 2017 with the following members present: James McCarthy, Lawrence O'Rourke, James Durfee, Mary Standard and Code Enforcement Officer William Kennedy and visitors Teresa Webber and Jeremy Ryan.

After roll call, McCarthy asked the Board to consider the request by Webber for a kitchen and Living room enlargement The structure, at 245 Greenwoods Road is on a non- conforming lot. The enlargement is a 16 by 32 foot addition. Durfee asked who was doing the work. After it was determined through questioning that there would be no additional plumbing, O'Rourke motioned to approve, Standard second. All approved.

David Soncrant at 426 Greenwoods Road, asked to add a 20 by 30 storage barn. All setbacks were legal, so O'Rourke motioned to approve and Standard second and all approved.

The request from Stephen Lewis and Laura Falconer for a 16 by 40 structure was put on hold until the CEO could check out the septic situation. O' Rourke motioned, Standard second, all approved.

Also, the request by Stephen Paradis on Heath Hill road to swap on trailer for a new one, was put on hold because it was unclear what kind of pad was under the old trailer.

O'Rourke motioned to deny the request by Butterfield Estates to add a fifth trailer in the flood zone, because he is only allowed to have four trailers in the flood zone. McCarthy seconded the motion and all approved.

Standard brought up a concern over what was going on at the bottom of Fields Hill Road with all the digging in wet soil. Durfee asked about the positioning of the shed on route 219 near Lower Sumner Hill road. He thinks it is too close to the road. CEO will try to get answers.

O'Rourke motioned to adjourn at 7:30. McCarthy second and all approved.

Submitted by Mary Standard

Planning Board Meeting Minutes August 15, 2017

The Sumner Planning Board met on August 15, 2017 at 6:30

Members present were Chairman James McCarthy, Mary Standard, Lawrence O'Rourke, John Allen, and James Durfee. Also attending was Code Enforcement Officer William Kennedy. Steve Henderson was present as a guest.

The minutes of July 18, 2017 were read and approved by all. McCarthy passed out copies of the recently passed Marijuana Moratorium Ordinance, the Planning Board bylaws and the Electric Cut Off Disconnect Ordinance.

Steven Henderson submitted his application for approval to replace a trailer with a house on Arthur Allen Road. R 11, Lot 11-4. After the board reviewed the packet, Allen motioned to accept, O'Rourke seconded. All in favor.

McCarthy read a note from Charles Psalidas addressing Planning Board concerns on the room at J & J Variety. The 8 by 14 room is under the existing roofing. In 2012, Sid Abbott had signed off on the septic. Allen moved to approve, O'Rourke seconded .

An application to approve moving trailers from pads 53 to pad 103 in Butterfield Estates was not approved after much discussion. After looking at the map, it was determined that pad 103 is an illegal pad. O'Rourke moved to put this in writing and send it to McNeil. O'Rourke and Allen will visit the site on Sept. 5, 2017 and report to group. O'Rourke motioned to adjourn at 7:30.

Submitted by Acting Secretary, Mary Standard

Planning Board Meeting Minutes July 18, 2017

Meeting Length: 6:30pm- 8:19pm

Members Present: Chairman James McCarthy, Mary Standard, John Allen, James Durfee, Larry O'Rourke, and Bill Kennedy

Residents: None

Welcome: Meeting called to order by James McCarthy

Minutes: Open with reading of last meeting, accepted; John made motion, all concurred.

Open Session:

Ed Hinshaw wants an agreement to be noted by the planning board that states liability by Kevin if any damage is done. Ed realizes that we cannot enforce his "agreement" but wants it to be on record with the board and in the permit package.

We agree to notify Kevin Cini that the stake he had placed by the last CEO is only 75' from water and must be 100 feet as that was what the application stated. A motion was made to send an email notifying Kevin of this discrepancy. Enclosure: Road maintenance agreement between the Hinshaw & Cini family, submitted by Ed Hinshaw.

New Business:

1. Notification of intent to harvest by Bayroot LLC duly noted.

2. Micah Emery: Notification to build a building for a shop, garage, and work space- Mary made a motion to approve, John Seconded- all were in favor.

3. J&J Variety: Notification to make an ice-cream shack in store footprint. We agreed that we needed more information and wanted more measurements etc. Ask for an accurate drawing showing distance from road, septic, fuel tanks etc. we agreed to set this aside & require that we get more(as above) information.

4. Ronald E. Dow: Cosmetic remodeling/renovation- Dow will send in drawing and dimensions for the(a) proposed deck.

Old Business:

1. Justin Toothacker: We agreed to Grandfathered items on this notification- (Trailer) but need to send Justin a letter saying the following: If another trailer home replaces the one

existing the new trailer it will have to be brought up to existing standards. Also note to the effect that notifications should be made **before** the work is done.

FYI:

1. 2017 Town Hall Drinking water analysis reviewed and duly noted.

Adjournment:

At 8.19 p.m. James McCarthy moved to adjourn meeting, seconded by John Allen, all were in favor.