

**Town of Sumner - Planning Board Minutes**  
**January 7, 2019 6:30 pm**

**The December 3, 2019 meeting was cancelled due to weather.**  
**The December 17, 2019 meeting was cancelled due to weather.**

**The meeting was called to order at 6:30**

**Members Present:** James McCarthy, Larry O'Rourke, Eric Austin, John Allen, CEO/LPI Fred Collins, and secretary to the Planning Board Susan Strout. Don Berry joined our meeting after the Marijuana committee meeting. Mary Standard was absent due to illness.

**Public Present:** Ed Hinshaw

**The minutes of the November 19, 2019 meeting were read and approved** with a motion by O'Rourke, seconded by Allen and voted.

**Open Session:**

The official appointment of Eric Austin to a permanent position on the Planning Board was read.

**CEO/LPI Report:**

Fred Collins, Sumner's new CEO/LPI was introduced.

The open building notifications were outlined for Collins:

\*Clukey - Butterfield Road - still needs final plumbing inspection / electrical inspection

\*Hart/Libby - Arthur Allen Road

Several area residents had called the Town Office to report a sewage smell and / or observation near a camper parked on Arthur Allen Road. John Evans (former CEO) had investigated and found several violations: too close to water, no septic or water, and no building notification. Certified letters were sent to the occupant, Nichole Hart, on October 17 and November 5. The first was signed for and delivered. The second was returned as undeliverable. In addition, Mary Ann Haxton as chair of the Select Board wrote another letter on January 5 that was sent regular mail and email.

In researching the property prior to the meeting, the deed was found to still be listed in the names of the Eastman family. However, there was also an installment contract to sell the property to Maurice and Kelly Hart. Any CMP request or Building Notification needs to be signed by the property owner, so ownership needs to be made clear.

Fred Collins was at the meeting and he has observed several violations at the Arthur Allen property. Collins said the violations involved the health and safety of the occupants and other who live nearby. Collins suggested a plan for an eviction if these violations are not quickly resolved.

The first two steps were identified as determining exactly who owns the property and getting proper paperwork to clear up the deed and having Hart fill out a Building Notification to identify the specific changes that would need to be made to make the property compliant with regulations. This would also ensure that health and safety issues are addressed and to provide guidance.

**At 7:30, McCarthy made a motion to extend the meeting which was seconded by Allen and so voted.**

The issues surrounding this property are complex enough that Strout recommended that the Hart residency be put on the agenda of the next Select Board meeting. McCarthy said he would be able to attend that meeting to represent the Planning Board.

All other items were moved to the next meeting's agenda.

**The meeting was adjourned at 7:50** with a motion by O'Rourke, seconded by McCarthy and voted.

Meeting minutes from January 7, 2020  
Submitted by Susan Strout

Approved: January 21, 2020

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James McCarthy

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Larry O'Rourke

Not present  
Mary Standard

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John Allen

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Eric Austin