Minutes of Wednesday, September 27, 2017

Planning Board Members: William Buck, Jack Comart, Jay Hyland, Don Witherill

Others Attending: Gary Quintal; CEO, Kristin Parks; Board Secretary, Robert Mohlar (only at site visit), Ricky Beaudet (Actnow GC Inc), Ranleigh Elwell Jr. (Elwell Masonry Inc)

Two sites visits: 5:30 – 140 Big Pines Lane & 6:00 – 8 Chandler Drive

Meeting called to order at 6:30 pm by Jack Comart.

Application:

1) William C. Godfrey– Owner– KPK, LLC, Agent – Elwell Masonry Inc. 447 Beacon Street, Unit #3 Boston, MA 02115 1063 Litchfield Rd Bowdoin, Me 04287

140 Big Pines Lane (map 140 / lot 58) is a seasonal camp requesting to be placed on a 4 ft. frost wall - 1^{st} floor may be elevated but less than 3 feet, demo – 10x24 bunkhouse & rebuild same size on frost walls approximately 105 ft. from NHW, demo – 16x33 shed & rebuild same size on frost walls and placed to allow space for bunkhouse, remove & replace trees as required.

- Public Hearing opened at 6:31 pm. No public Comments.
 Motion made by Jay Hyland to Close the Public Hearing, Second by William Buck, Vote 4-0 in favor.
- The bunkhouse and garage are to be removed and replaced with the same sized footprint. This is behind the 100 HWM. The camp property was built in 1903. It was suggested by the Planning Board that the Landowner review the LUO before going any further with building plans.
- Motion made by William Buck to deny the application as it does not meet the greatest practical extent given the slope of the land and given there are no other features of the land, like utilities and septic, that prevents moving the structure further back, Second by Jay Hyland. Discussion: Need more erosion control and replanting plans. Vote 4-0 in favor.
- Chris Leombruno Owner
 8 Chandler Drive
 Readfield, Me

Agent – Ricky Beaudet Actnow GC Inc. 517 Main St. Oxford, Me

8 Chandler Dr. (map 127 / lot 70) is a seasonal camp requesting 2 decks (8x8) expanding the foot prints on each side of the enclosed porch and the interior completely remodel.

- Public Hearing opened at 6:48 pm. No public comments.
 Motion made by Jay Hyland to Close the Public Hearing, Second by William Buck, Vote 4-0 in favor.
- There is no issue with the Northerly (right hand side) deck. Southerly (left hand side) deck has an issue with the LUO as proposed in plans. Suggested to do a plan with a triangle shaped deck. Step platform has to be part of the stairway not the deck.
- **Motion** made by Don Witherill to approve the Northerly Deck and deny the Southerly deck and come back with revised plans for the Southerly deck that's not nonconforming. **Second** by Jay Hyland. Don Witherill **withdrew his motion**.
- Motion made by Don Witherill to approve the Northerly Deck (8x8) and the Southerly deck is subject to conditions, measured by a surveyor (PLS) to determine that the new deck distance to NHW would not encroach or be any closer than the existing structure is to the HWM or property line. Second by Jay Hyland. Vote 4-0 in favor.

Application Requesting Completeness Approval: None Pending

Administrative Items:

- Review of Minutes for 9-13-2017
 - Tabled until next meeting 10-11-2017
- Shared Driveways is a Private road? -pg 63
 Now page 59 Suggested to have a definition for Private Road
- Town Parking area at ballfield NOD 7/21/2013 Now page 20 – Expand the ballfield parking lot to 108 x 130.
 Motion made by William Buck to approve the revision, Second by Don Witherill, Vote 4-0 in favor.
- Two Family Dwelling(s?) –pg 36&44&126
 Now pages 33, 40 & 121
- Signage- pg54 sign placement? Now page 50 – Review of #4 on page 50.
- Campground –pg59&122 meaning? Now pages 98 & 118 – Has 2 different meanings on pages 98 & 118
- Definition locations in LUO- pg59&102&121? Put all definitions into the definition meanings

Meeting adjourned at 7:47 pm.

Next Planning Board Meeting scheduled for Wednesday, October 11, 2017.

Minutes approved 10-25-2017