

Planning Board Minutes

January 14, 2015

Planning Board Members: Larry Choate, Robert Pratt (Chair), Ken Wexler, Dale Martin, William Leppanen, Marc McNeilly (Alternate)

Present: Susan Choate, Steven Mohr (representing Valerie Marcus), Jake Ilvonen and Uno Ilvonen

7:30 PM Robert Pratt opened the meeting.

Dale Martin made a motion to accept the minutes of December 29th, 2014 as presented. Larry Choate seconded it. All in Favor. Robert Pratt and Marc McNeilly abstained.

Larry Choate went to the Zoning Board of Appeals meeting on January 8, 2015. Paul Gibbons (Attorney for Doug & Leah Johnson) pulled the application out. They decided to go with building permit application that is in the Knox County Court and await the decision.

1. Application for Valerie Marcus was presented by Mohr & Seredin for a pier/dock at 30 January Lane (Map 6, Lot 8).

Steven Mohr represented Valerie Marcus for this meeting. He felt the pier/dock met all of our criteria's. The Planning Board members went through Section 15C in Shoreland Zone Ordinance.

C. Piers, Docks, Wharf's, Bridges and Other Structures and Uses Extending Over or Beyond the Normal High-Water Line of a Water Body or Within a Wetland.

1. Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion.

Larry Choate - agreed

Ken Wexler - agreed

Dale Martin - agreed

Robert Pratt (Chairman) - agreed

William Leppanen - agreed

2. The location shall not interfere with existing developed or natural beach areas.

Larry Choate - agreed

Ken Wexler - agreed

Dale Martin - agreed

Robert Pratt (Chairman) - agreed

William Leppanen - agreed

3. The facility shall be located so as to minimize adverse effects on fisheries.

Non - Issue

4. The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with existing conditions, use, and character of the area.

DEP

5. No new structure shall be built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland unless the structure requires direct access to the water as an operational necessity.

N/A

6. No existing structures built on, over or abutting a pier, dock, wharf or other structure extending beyond the normal high-water line of a water body or within a wetland shall be converted to residential dwelling units in any zone.

N/A

7. Except in the Commercial Fisheries/Maritime Activities Zone, structures built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland shall not exceed twenty (20) feet in height above the pier, wharf, dock or other structure.

N/A

Note: Permanent structures projecting into or over water bodies shall require a permit from the Department of Environmental Protection pursuant to the Natural Resources Protection Act, Title 38 MRSA, Sec.480-C.

William Leppanen made a motion to accept the application as presented. Larry Choate seconded it. All in Favor.

2. Application presented by Uno Ilvonen to expand an existing building on a commercial lot by 2000 sq feet at 75 Ilvonen Lane and as identified on Tax Map 6, Lot 3.

Jake Ilvonen and Uno Ilvonen were present for this request.

Jake Ilvonen said they would like to build a 2000 square foot building on their commercial property. They felt they met all the critreas in our ordinances.

William Leppanen made a motion to accept the Commercial Building on Map 006, Lot 003, Ken Wexler seconded it. All in Favor.

Dale Martin made a motion to change the Planning Board meetings to the third Wednesday of the month. Ken Wexler seconded it. All in Favor.

8:20 PM Meeting adjourned

Robert Pratt (Chairman)

Larry Choate

Dale Martin

William Lepannen

Ken Wexler