

Planning Board Minutes
May 8, 2013

Board Members: Larry Choate, Richard Benner, Dale Martin
Code Enforcement Officer: Scott Bickford

Present: Larry Morgan, F.J. & Jennifer O'Hara, Kathryn & Tony Dermarderosian,
Sue Choate, Leah Johnson, Doug Johnson

7:30 PM Larry Choate made a motion to accept the minutes with one word change (concentrates, paragraph 2, second page). All in favor.

Larry Morgan NE Wireless Network (Map 009, Lot 041 (009)). They are going to put up one more antenna and a 3 foot wide dish on the same structure. Larry Choate asked if the structure has had a analysis, Larry Morgan said he was not aware of any. He said it was a lattice structure and very strong. Richard Benner made a motion to accept the proposal. Larry Choate seconded it. All in favor.

Art Tibbets Marine would not be present for his proposal (Map 7, Lot 203). The DEP is not ready.

7:40 PM Doug Johnson presented a plan to put a garage on 5 Main Street (Map 011, Lot 013) and build a walkway to the garage. He plans on making fit into the environment of the yard. Richard Benner brought to the Board's attention the following wording from the Zoning Ordinance - (Page 14) 3.4 dimensional requirements. (2) For any grandfathered nonconforming lot with a width or length dimension of 80 feet or less, but measuring 40 feet or more, the side and rear setback for primary building and garage shall be taken from the chart below: (80 Feet and above the setback shall be 25 feet. For Lots 50 feet or less in width, the setback shall be 10 feet minimum.

Scott Bickford suggested he scale it down and make it a small shed.

Richard Benner stated that the application for Doug Johnson would not pass because of the current footprint. He made a motion to Table the proposal and have him come back with 150 square foot structure design with a 10 ft setback and no more the 10 feet high. Larry Choate seconded it. All in favor.

Richard Benner realized he hadn't asked anyone if they had questions. F. J. O'Hara asked what kind of floor it was going to have. It is going to be a wood floor just floating on the ground, no cement pad. F.J. O'Hara asked if was going to have electricity. Doug Johnson said no.

Kathryn Dermarderosian asked about the water flow and if would effect other properties.

Scott Bickford said they don't deal with that. If it does affect someone else's property then they need to call the State. Richard Benner also commented that when you change any property if does affect the property. This is something the planning board can't deal with.

8:00 pm Meeting Adjourned

Respectfully submitted

Pam Curtis