

Planning Board Minutes
September 11, 2013

Planning Board Members Present: Chairman - Richard Benner, Larry Choate, William Leppanen Robert Pratt

Code Enforcement Officer: Scott Bickford

Present: Doug & Leah Johnson, Ed Strollo, Paul Gibbons, Karen Dube, F.J. & Jennifer O'hara, Kathryn Dermardersion, David Jenny, Claire Deane Perry, Sue Choate

7:30 PM Richard Benner called the meeting to order.

Robert Pratt made a motion to accept the August 14, 2013 minutes as written, William Leppanen seconded it. All in Favor.

Robert Pratt recused himself from voting. He has a conflict of interest.

Map 11, Lot 13 - 5 Main Street - Garage application that had been tabled.
Paul Gibbons is there to represent Doug & Leah Johnson.
The Garage is going to be 12 ft wide, 22 ft long, and 10 feet high.

Paul Gibbons went over the setback guidelines in the Zoning Ordinance (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) Paul Gibbons said they qualified for the 10 foot setback because the back lot is only 29 feet noting that where the structure is going to be the width is 43 feet.

Robert Pratt said that the front of the property is 65 feet does not meet the set back in the Zoning Ordinance. Paul Gibbons argued that we do not say that in our ordinance whether it is front or back and that it makes sense that we use the footage of the property where the building is going. Paul Gibbons said that the side yard setbacks are for fire prevention.

Paul Gibbons said that the boardwalk would be part of this plan. It would be wide enough to drive a vehicle on. Richard Benner said he would like to have this inspected by Scott Bickford, Code Enforcement Officer and the DEP because of the stream on the property.

Larry Choate asked if they had DEP approval to put this over the septic or over the pond? They have not talked to the DEP yet.

Richard Benner said he has no problem as long a proper driveway is put in and they get approval from Scott Bickford (CEO) and DEP and that it is truly a garage where a motor vehicle will be housed (i.e., a car) Larry Choate agreed.

David Jenny asked if he could speak. He said our ordinance does not mention the fire reason. How can he keep a vehicle, car, boat, kayaks in the small garage he is building.

FJ O'hara wanted to know why we didn't have a lawyer representing the Town on this issue? Asked about DEP? Paul Gibbons said they would be checking with DEP.

Richard Benner made a motion that we approve the garage with the condition that Scott Bickford sees a plan for the Driveway and receive a letter from the DEP giving approval for the driveway. Larry Choate seconded it. All in Favor.

8:25 PM - 5 Castlewood Lane, Map 7, Lot 202
Application to restore and add an addition to existing structure in the Shoreland Zone.
Doug & Leah Johnson

Paul Gibbons is representing Doug & Leah Johnson on this application.

Paul Gibbons showed the Planning Board pictures of the Existing Structure that his client wants to restore. He also presented a map that shows what his plan is and where it sits on the property.

Paul Gibbons started his slide presentation with different types of non confirming uses.

Richard Benner talked about the structure condition etc
Paul Gibbons said our ordinances do not cover dangerous buildings.

Scott Bickford (CEO) asked to talk. He asked about the bluff that is mentioned on the plans from Gartley & Dorsky (see number 7 on surveyor's notes) that they were unstable. This needs to be checked into. It would change where the setback is on the property.

Richard Benner made a motion to table the request till the next Planning Board meeting on 5 Castlewood Lane so the Town could consult with an attorney. Larry Choate seconded it. All in favor.

Meeting adjourned at 9:15 pm