

TOWN OF LAMOINE

Draft Minutes of Planning Board Meeting

**September 12, 2016
Lamoine Town Hall**

Planning Board Members

Present: Holt, Bamman, McMullen, Fowler, Tadema-Wielandt,
Gabel-Richards (alt.), and Legere

Code Enforcement Officer

Present: R. Gallegos

Members of the Public

S. Salsbury, K. Rybarz, A. Blasi

Members of the Press

None.

Chair Holt called the regular monthly Planning Board meeting to order at 7:04 PM.

1. Consideration of Minutes of the August 6, 2016 meeting. Upon MOTION by Fowler (McMullen), the minutes were APPROVED 5-0. Consideration of Minutes of the August 22, 2016 meeting. Upon MOTION by Bamman (Fowler) the minutes were APPROVED 5-0,
2. Code Enforcement Officer's Report ~
 - a. Permits Issued (9+8) ~ Report accepted.
 - b. Enforcement Issues (5) ~ Holt asked about the Walker Road violation. CEO Gallegos advised replanting will be necessary. Tadema-Wielandt asked about Broughman Builders issue, issue still in small claims court.~Report accepted.
 - c. Conditional Permit follow up (4) Holt filed a written complaint vs. Sarjoy for the Misty Way II subdivision violation. Ordinance provides for monetary relief. Select Board will discuss at their next meeting. King Pit requires reclamation of entire North bank~ Report accepted
Holt advised that the Gravel Ordinance provides for the CEO to issue notices of violation without having a written complaint. Legere opined that if conditions required for permit issuance have not been met, then no permit issues.
3. Conservation Commission ~ No report.
4. Old Business ~ None

5. New Business

- a. Gravel Permit Application-Completeness Review-Harold MacQuinn, Inc.
 Map 20-lot 12, Higgins Pit. The Board reviewed the Application in light of the requirements of Section 7 of the Gravel Ordinance, and the following were noted:
 Current tax bill needed.
 A proper financial guarantee needed.
 Add metes and bounds for common boundary.
 Location of the Davis well to be shown on the Plan.
 On Table 2, pg. 32+34, indicate which wells are in which pit (Higgins or Sand)
 Holt (Fowler) MOVED to find the application Complete, except for the five above listed items. VOTED 5-0
- b. Gravel Permit Application-Completeness Review-Harold MacQuinn, Inc.
 Map 9-lot 13, Sand Pit. The Board reviewed the Application in light of the requirements of Section 7 of the Gravel Ordinance, and the following were noted:
 Current tax bill needed.
 A proper financial guarantee needed.
 Location of the Lockhart wells (M9-112 and 12A) to be shown on the Plan.
 Correct the area of the pit on the Plan.
 Holt (Bamman) MOVED to find the application Complete, except for the four above listed items. VOTED 5-0.
- c. Gravel Permit Application-Completeness Review-Harold MacQuinn, Inc.
 Map 3-lot 31&33, Kitteredge Pit. The Board reviewed the Application in light of the requirements of Section 7 of the Gravel Ordinance, and the following were noted:
 Current tax bill needed.
 A proper financial guarantee needed.
 Only two wells shown for water quality data (too many wells reporting "dry")
 Plan needs 100 foot setback shown.
 Some metes and bounds for parcel missing.
 Add buffer to Route 184 boundary.
 Need a proposal to screen the West end of lot 33.
 Add hatched area for restoration/buffer to Plan
 Describe how to meet and maintain buffer and set back requirements.
 Holt (Fowler) MOVED to find the application Complete, except for the above listed items. VOTED 5-0
- d. Gravel Permit Application-Completeness Review-Harold MacQuinn, Inc.
 Map 7-lot 9, Beal Pit. The Board reviewed the Application in light of the requirements of Section 7 of the Gravel Ordinance, and the following were noted:
 Need current tax bill.
 Plan needs entire parcel with metes and bounds Existing Conditions, a1-a5, and 8a, 8b and 8c.
 Need new well shown on Plan
 Need "Trucks Entering-500 Feet" signs.
 Holt (Bamman) MOVED to find the application Incomplete. VOTED 5-0.

- e. Gravel Permit Application-Completeness Review-Harold MacQuinn, Inc.
Map 3-lot 42&43-1, Asher Pit. The Board reviewed the Application in light of the requirements of Section 7 of the Gravel Ordinance, and the following were noted:
- Need current tax bill.
 - Add to Plan, portion of parcel in the Shoreland Zone.
 - Lot 42-1 needs new (current) owner.
 - Need 4b and 4d Restoration in buffer area by access road complete, and different hatching therefore on Legend.
 - Need 8b and 8c Water Table level and quality
- Holt (Bamman) MOVED to find the application Incomplete. VOTED 5-0

Public Hearings for Higgins, Sand and Kitteredge Pits prior to October 3 meeting at 6:30 pm. Sitewalk for three above pits on September 15 at 4:00 pm.

6. Future Meetings ~
September 19, October 3, 2016 and November 7, 2016.

Adjourned at 8:13 PM.

Respectfully Submitted,

C. D. Tadema-Wielandt, Secretary