

TOWN OF LAMOINE

**DRAFT Minutes of Planning Board Meeting**

**February 6, 2017  
Lamoine Town Hall**

Planning Board Members

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

Code Enforcement Officer

Absent: R. Gallegos

Members of the Public: S. Salsbury

Members of the Press: None.

Chair Holt called the scheduled Public Hearing to order at 6:30 PM

1. Public Hearing on Application by Ron and Marie Simons to amend the Pine Grove Estates Subdivision (Map 7, lots 4 and 4-4) to divide approved lot 2 into lots 2 and 2A.  
Chair Holt inquired as to how much upland each proposed lot has. S. Salsbury, representing the applicants, responded that new lot 2 will have 55,131 sq. ft. and new lot 2A will have 42,905 sq. ft. both in excess of the required 40,000 sq. ft. per lot. Even though no formal determination of wetlands has been made, they were flagged on site, thus allowing upland for each lot to be calculated. There being no further questions, the Public Hearing was closed at 6:40 PM.

Chair Holt then called the regular monthly Planning Board meeting to order at 6:41 PM.

1. Consideration of Minutes of the January 9, 2017 meeting,  
upon MOTION by Holt (Fowler), the minutes were APPROVED 5-0.
2. Code Enforcement Officer's Report ~
  - a. Permits Issued (1+4) ~ Report accepted.
  - b. Enforcement Issues (5) ~ Report accepted
3. Permit Conditions Tracking Report ~  
7 items listed
4. Conservation Commission ~ No report.
5. Old Business ~
  - a. Complaint vs. Sarjoy, Inc.~The Selectboard has written to Sarjoy, Inc, and to the owners of the two illegal lots.
  - b. Findings of Fact & Decision~Application by Ron and Marie Simons to amend the Pine Grove Estates Subdivision (Map 7, lots 4 and 4-4). After full review and consideration, the Board voted (5-0) to APPROVE the Application.

- c. Completeness Review~Gravel Permit Application by Harold MacQuinn, Inc. (Map 7, lot 9) Beal Pit. P.Fowler recused himself because he owns adjoining gravel pit, which is also next on the agenda for a Completeness Review. Chair Holt appointed D. Legere to act on this and the subsequent Application. A previous Application for this pit was DENIED at the January meeting, as it did not meet the Ordinance Performance Standards, to wit: the common boundary with the adjoining HORPLand pit (Map 7, lots 13 and 24) was incorrectly shown on the Plan.  
Because the instant Application is substantially identical to the prior one, it was MOVED Legere (McMullen), and the Board found this Application COMPLETE (5-0).
- d. Completeness Review~Gravel Permit Application by HORPLand, LLC (Map 7, lots 13 and 24) Butler Pit. Applicant P.Fowler declared that he will file a new Application for an expanded pit, and withdrew this Application from further consideration. Because this HORPLand Application is for a pit, which abuts MacQuinn's Beal Pit (Map 7 lot 9), and will affect the decision on the Beal Pit Application, Chair Holt asked MacQuinn's agent S. Salsbury if he would agree that the Board may delay consideration of his principal's Application beyond the Ordinance required 45 day limit. Mr. Salsbury agreed, provided such delay didn't prejudice MacQuinn's Application.

6. New Business ~

- a. With regard to the settlement agreement between Harold MacQuinn, Inc. and the Town, it was announced that the old (denied) Application for the expansion of the Kittredge Pit (Map 3 lots 31 and 33) has been electronically forwarded to all Board members except Chair Holt, who has agreed to recuse himself.
- b. With regard to the BLUO lot standards:
  - i. 200 feet of frontage on a public way is required per dwelling unit which is within 200 feet distance of said public way, but not applicable to cluster housing developments.
  - ii. The Ordinance requires front yard setback to be measured from the edge of the right of way. Consensus is that the measurement should be 75 feet from the center line of the right of way. Chair Holt will make changes to the distance table.
- c. The CEO has received complaints of gravel trucks with uncovered loads, and wants to know how to proceed

7. Review of 1/23/17 Permit Conditions Tracking Report.

- a. Restoration of Little B&H Pit (Map 7, lot 9) D. Gott and Sons. Material, including construction debris, has been brought in, but much of that has been removed. Photos were taken in Dec. and Jan.
- b. Restoration of King Pit (Map 7, lot 3-2) PCJ, LLC. Equipment and some gravel has been brought into the pit.
- c. Restoration of B&H Pit (Map 7, lot 6) D. Gott and Sons. No evidence of any work done.

8. Future Meetings ~February 13(Workshop for SZO revisions), March 6, April 3, and May 1, 2017.

Adjourned at 8:23 PM.

Respectfully Submitted,

C. D. Tadema-Wielandt, Secretary