

January 9, 2013
Planning Board Minutes

Meeting commenced at 7:03 P.M.

People present: Peter Kassen, Bernice Nadler, Bob Delio, Peter Maruhnic, Roy Antaki, Linda Arnold, Greg McDaniel, Anna Fiedler, Buck O'Herin, Jackie Ascrizzi.

Anna Fiedler introduced herself as the executive director of Sheepscot Wellspring Land Alliance (SWLA), and fellow board members Jackie Ascrizzi and Buck O'Herin. Anna wanted to raise awareness of SWLA with the Planning Board so that they would keep SWLA in mind if any future issues affected them. Discussed a long range plan of possibly reclassifying the Sheepscot River to Resource Protection status. This was unsuccessfully tried in the past.

Reviewed correspondence to date that relates to the Hertel property on the Halldale Road.

Motion to adjourn at 7:50 seconded and unanimously approved.

Respectfully submitted,

Bernice Nadler

February 13, 2013
Planning Board Minutes

Meeting commenced at 7:02 P.M.

People present: Peter Kassen, Bernice Nadler, Peter Maruhnic, Roy Antaki, Linda Arnold, Casey MartinArd..

Motion to accept January minutes seconded and passed unanimously.

No new business to review.

Motion to adjourn at 7:05.

Respectfully submitted,

Bernice Nadler

March 13, 2013
Planning Board Minutes

Meeting commenced at 7:05P.M.

People present: Peter Kassen, Bernice Nadler, Peter Maruhnic, Roy Antaki, Bob Delio, Casey MartinArd..

Motion to accept February minutes seconded and passed unanimously.

New England Wireless contacted Peter about a collocation (addition of an antenna) on Verizon's existing cell tower. Discussion ensued as to whether or not they are required to pay the \$2500 application fee as they would if they were putting up a new tower. In light of sections 16, 17 & 18 of our "Personal Wireless Service Facilities Siting Ordinance" a motion was made to charge New England Wireless a non-refundable \$2500 application fee. This was seconded and passed unanimously.

Bernice Nadler had requested that the Planning Board sponsor her to attend a seminar entitled "Residential Subdivision in Maine" presented by the Maine State Bar Association. A motion was made to approve her request that was seconded and approved unanimously.

Motion to adjourn at 7:32.

Respectfully submitted,

Bernice Nadler

April 10, 2013
Planning Board Minutes

Meeting commenced at 7:07 P.M.

People present: Peter Kassen, Bernice Nadler, Peter Maruhnic, Roy Antaki, Paul McKinney, Casey MartinArd, Greg McDaniel.

Motion to accept March minutes seconded and passed unanimously.

Bernice reported on the Residential Subdivision seminar she attended that was presented by the Maine State Bar Association. Discussed amending the language of our Subdivision Ordinance to clarify the requirements for a boundary survey plan, in the interest of protecting future buyers.

We anticipate an application from New England Wireless in May to add an antenna to the existing Verizon cell tower. They asked Peter which ordinance applies to this.

Decision made to have our future meeting minutes posted on our town's website.

Motion to adjourn at 7:42.

Respectfully submitted,

Bernice Nadler

**Minutes
Town of Montville Planning Board
Regular Meeting & Public Hearing**

Date: May 8, 2013

Time: 7:00 PM

Location: Montville Town Office

Facilitator: Peter Kassen, Planning Board Chair

Attendees:

Planning Board: Peter Kassen, Robert Delio, Casey Martin, Roy Antaki, Peter Maruhnic, Paul McKinney, Greg McDaniel

Public: None

Other: Terry Turner, Representative for:
Northeast Wireless Networks, LLC
202 US Route 1 – Suite 206
Falmouth, ME 04105

Agenda Item: Approval of April 10, 2013 Planning Board minutes

Discussion: No changes necessary.

Outcome: 4/10/13 minutes approved

Agenda Item: Public Hearing on Northeast Wireless Networks, LLC application to expand current antenna structure

Discussion: None

Outcome: No member of the public attended this Public Hearing

Agenda Item: Northeast Wireless Networks, LLC permit application to expand current antenna structure

Discussion: Planning Board reviewed the application for completeness under the the Montville Personal Wireless Service Facilities Siting Ordinance, and Article VII § 4 of the Montville Site Plan Review Ordinance and reviewed all the approval standards for co-location projects of the type being proposed.

A number of permit application item waivers were presented to the Planning Board relating to requirements not relevant to an antenna structure (example: noise level).

Terry Turner presented and reviewed the various parameters of the proposed antenna modification using engineering drawings from Sebago Technics for Northeast Wireless labeled “Site ID 030 076 Montville”, photographs of similar antennas, and answered questions.

Terry Turner stated that the anticipated start date for the modification would be between June and September of 2013 if the application is approved and stated that he is clear that construction must commence no later than one year from the time of Planning Board approval for the project.

Outcome:

1. Planning Board voted to approve the application waivers requested under the Montville Personal Wireless Service Facilities Siting Ordinance and the relevant sections of the Montville Site Review Ordinance, Article VII, Section 4
2. Planning Board determined that the application was “Complete.” under the Montville Personal Wireless Service Facilities Siting Ordinance and the relevant sections of the Montville Site Review Ordinance, Article VII, Section 4
3. Planning Board approved and signed the application as submitted and determined that the application does comply with the Montville Personal Wireless Service Facilities Siting Ordinance and the relevant sections of the Montville Site Review Ordinance, Article VII, Section 4

Action Item: Peter Kassen will provide Northeast Wireless Networks, LLC with copies of the approved Planning Board minutes from the 5/8/13 meeting as well as a brief letter summarizing the approval from the Town of Montville, Planning Board.

Agenda Item: Proposed Amendments to Subdivision Ordinance

Discussion: Planning Board reviewed proposed amendments and requirements for a Public Hearing.

Outcome: Planning Board approved the Amendments as written for presentation at a Public Hearing. A final version will be presented to the Select Board for inclusion in the next Town Meeting Warrant.

Agenda Item: Kingdom Bog logging activity

Discussion: A landowner with property within the Shoreland Zone of Kingdom Bog is doing some timber harvesting but has discussed the issue with Bob Temple regarding appropriate Shoreland Zone restrictions.

Outcome: No action needed

Agenda Item: Hertel Property

Discussion: It was noted that the Hertel property is currently being listed for sale.

Outcome: No action needed

June 12, 2013
Planning Board Minutes

Meeting commenced at 7:00 P.M.

Members present: Peter Kassen, Bernice Nadler, Peter Maruhnic, Roy Antaki, Paul McKinney, Casey MartinArd, Greg McDaniel, Bob Delio.

Reviewed minutes from May with modifications by Terry Turner. Motion to accept those minutes was seconded and unanimously approved..

Agreed that we were fine with the drafted amendments to the town Subdivision Ordinance. No members of the public were present to comment. This will be voted on at the special town meeting in September.

Motion to adjourn at 7:16.

Respectfully submitted,

Bernice Nadler

July 9, 2013
Planning Board Minutes

Meeting commenced at 7:00 P.M.

Members present: Bernice Nadler, Peter Maruhnic, Roy Antaki, Casey MartinArd, Bob Delio.

Motion to accept June minutes was seconded and unanimously approved.

No items were on the agenda and no one showed up with any issues for discussion.

Reminder about the upcoming public hearing and subsequent special Town Meeting in September.

Motion to adjourn at 7:16.

Respectfully submitted,

Bernice Nadler

September 11, 2013
Planning Board Minutes

Meeting commenced at 7:00 P.M.

Members present: Bernice Nadler, Peter Maruhnic, Casey MartinArd, Bob Delio.

Reviewed minutes from July's meeting. Motion to accept those minutes was seconded and unanimously approved.

For those who weren't at the special public hearing on September 3rd, those of us who were there filled them in on how it went.

Discussion of the state forester's update on the investigation of the Hertel property on the Halldale Road. The property was recently sold to Walter Lamont.

Motion to adjourn at 7:16.

Respectfully submitted,

Bernice Nadler

October 9, 2013
Planning Board Minutes

Meeting commenced at 7:04 P.M.

Members present: Peter Kassen, Bernice Nadler, Peter Maruhnic, Roy Antaki, Paul McKinney, Greg McDaniel, Bob Delio, Casey MartinArd

Motion to accept September minutes was seconded and unanimously approved..

Bernice updated the board on her recent conversation with Tom Whitworth from the Forest Service in regards to the Hertel property on the Halldale Road. He and Morten Moesswilde, our regional forester, met with Van Hertel last week. Although Walter Lamont Sr. has a mortgage deed for the property, the title is still held by Hertel. They informed Hertel that because liquidation harvesting had occurred (over 50% of it was clear cut) it wasn't legal for him to sell it for 5 years after the cutting. The only way to avoid this restriction was to convert at least 50% of it to "Agricultural Land". Hertel paid \$3000/acre for the conversion, seeded it in winter rye and is now in compliance. Bernice will contact Susan Shell to see if this change of status was filed with the town.

Motion to adjourn at 7:25.

Respectfully submitted,

Bernice Nadler

NO MEETING IN OCTOBER

December 11, 2013
Planning Board Minutes

Members present: Casey MartinArd, Paul McKinney, Bernice Nadler, Bob Delio.

Meeting commenced at 7:00 P.M.

Motion to accept October's minutes seconded and unanimously approved.

No new business on the agenda.

Meeting adjourned at 7:10 P.M.

Respectfully submitted by,

Bernice Nadler

NO MEETINGS JANUARY, FEBRUARY, MARCH 2014