

April 9, 2014  
Planning Board Minutes

Meeting commenced at 7:00 P.M.

People present: Peter Kassen, Bernice Nadler, Bob Delio, Charles Fletcher, Roy Antaki, Greg McDaniel, Casey Martin, Paul McKinney.

Motion to approve December minutes seconded and unanimously approved. There were no meetings in January, February or March.

Motion to re-elect the current officers seconded and unanimously approved. They are:

President – Peter Kassen

Vice President – Bob Delio

Secretary – Bernice Nadler

Discussion about the South Montville Grange. Our CEO had contacted Peter Kassen to let him know that a real estate agent spoke with him, inquiring about this property. They wondered what the plumbing requirements would be if this property were to sell and have a change of use to “residential”.

Motion to adjourn at 7:33 seconded and unanimously approved.

Respectfully submitted,

Bernice Nadler

May 14, 2014

Planning Board Minutes

Meeting commenced at 7:05 P.M.

People present: Peter Kassen, Charles Fletcher, Bob Delio, Peter Maruhnic, Roy Antaki, Paul McKinney, Casey Martin

Motion to accept April's minutes seconded and passed unanimously.

The board discussed the sale of lots 45/16 and or 45/27 to Clark's Corner Scrap, and determined there was not a change of use on the property thus the site plan review does not apply.

Motion to adjourn at 7:25, approved unanimously.

Respectfully submitted,

Casey Martin

June 11, 2014  
Planning Board Minutes

Meeting commenced at 7:05 P.M.

Members present: Charles Fletcher, Casey Martin, Bob Delio, Peter Maruhnic, Bernice Nadler.

Motion to approve May minutes seconded and approved unanimously.

Discussion of the property at Clark's Corner Scrap. There appears to be some building activity there, so Bob Delio will alert Bob Temple to check if there is a change of use after all.

Motion to adjourn at 7:15 P.M. seconded and passed unanimously.

Respectfully Submitted,

Bernice Nadler

Planning Board Minutes  
July 9, 2014

Meeting commenced at 7:05 P.M.

Planning Board Members present: Charles Fletcher, Roy Antaki, Casey Martin, Bob Delio, Peter Kassen, Peter Maruhnic, Greg McDaniel and Bernice Nadler. Select Board Members: Cathy Roberts and Bob Price. Public: John Clark, Bonnie Hrichak, Hannah Hatfield and Kate Campbell.

Motion to approve June minutes seconded and unanimously approved.

More discussion of the property at Clark's Corner Scrap. Bonnie Hrichak is an abutter and expressed concern about run-off from this parcel contaminating her water supply. There is still a question about whether or not we need to apply the Site Plan Review Ordinance to this property. This would be dependent on:

- 1) Whether there is a change of use.
- 2) Any additions (structures or impermeable surfaces) to a commercial establishment of more than 300 sq. ft. require a permit.

John Clark (the owner of the property under discussion) arrived and stated his intentions for this piece of land as a collection site for scrap metal. DEP is working with him to devise a storm water plan to direct the flow of surface water. He intends to have the metal on a concrete foundation to avoid seepage of water into the ground. He had a Phase 1 Environmental Study done before he purchased the property and said that it didn't reveal any problems. He's employed the services of Coffin Engineering in Augusta to work with him in implementing this project. Cathy Roberts asked where his other sites are and he replied that they are in Farmingdale and Chelsea. Bonnie Hrichak requested to see John Clark's report of the environmental study and he was agreeable to this. He had hoped to be open by now, but now expects that this will happen within the next month.

Motion to adjourn at 7:38 P.M. seconded and passed unanimously.

Respectfully Submitted,

Bernice Nadler

Planning Board Minutes  
August 13, 2014

Meeting commenced at 7:00 P.M.

Board members present: Charles Fletcher, Roy Antaki, Casey Martin, Bob Delio, Paul McKinney, Peter Kassen, Peter Maruhnic, Greg McDaniel and Bernice Nadler. Code Enforcement Officer: Bob Temple. Realtor representing developer: Annie Higbee. Developer present via Skype: Mark Lawler. Members of the public: Lissa Widoff, S.Paige Zeigler, Alan Holt, Joan Proudman, Chris Saladi, Connie O'Brient, Susan Wolford, Jim Reed, Susie O'keeffe, Linda Mattson, Cindy and Ray Schofield, Sandy George, Frank Trocco. Rick Wing, Elizabeth Cousins, Lawrence A. Marion, David Thomas.

Motion to approve July minutes seconded and unanimously approved.

Pre-application conference for parcel at 382 Goosepecker Ridge Road where a campground is being proposed. Peter Kassen explained that the two town ordinances that would come into play with this project are:

- 1) Site Plan Review Ordinance (SPRO).
- 2) Shoreland Zoning Ordinance.

Bob Temple explained that the classification for a project of this nature would be a "Major Development" under the SPRO.

Mark Lawler's proposed campground would include 70 RV sites, 10 cabins, 25 - 30 tent sites, swimming pool and a recreation hall, in addition to a house.

S.Paige Zeigler asked about the ability of the road to handle the increased traffic and load of RVs. He also expressed concerns about the shallowness of Freedom Pond and the increased use.

Frank Trocco inquired about the ability of the town to provide adequate emergency services to this campground, given that we are already short handed.

Elizabeth Cousins, an abutter, asked Mark about the setbacks and expressed concerns about the potential noise level.

Bernice Nadler asked about garbage disposal and whether or not Montville would be responsible for it. Mark said he would probably contract with Sullivans and it would be trucked out of town.

Annie Higbee said that the listing of the property online is under [www.mainelistings.com](http://www.mainelistings.com) where supposedly there is also a boundary survey.

Mark anticipates the season of the campground being early May into September.

Lissa Widoff asked about campers bringing boats and how they would access the pond. Mark said they would just bring non-motorized boats that would be launched at the public landing in Freedom. She also reinforced the fact that it is a very shallow pond, and despite the silt, it has good water quality and

she is concerned that that might be compromised.

Peter Kassen asked Mark if he had any questions for us.

Mark asked if we thought that this was likely to pass the environmental restrictions. He was told that we couldn't say at this time. He would need to have more analysis done and submit it with his formal application.

Lissa Widoff asked if the existing road on the property that heads down to the lake is legal.

Bob Delio inquired whether Mark had done any market research for this project, noting that an existing campground on Route 3 has been on the market for 9 years.

Chris Saladi asked how soon Mark planned to put in an application. Mark wasn't sure, as he didn't know if it was feasible.

Connie O'Brient asked why Mark had chosen this area. He said because it was only 20 minutes from Belfast. She said 30 minutes.

Bernice Nadler asked if he had other projects like this in Maine. He said "no".

Paul McKinney made note that Mark hasn't asked for any waivers in this pre-application hearing.

Elizabeth Cousins said that it isn't the best soil and may not be adequate for such a project.

Bernice Nadler said she clocked the mileage on the surrounding dirt roads at .9 miles to the north and 1.1 miles to the south and another mile on the Penny Road and she emphasized her skepticism that they could handle the weight and traffic.

Bob Temple and Peter Kassen will make an effort to post the relevant information on the town website.

Cindy Schofield asked if he would manage the campground himself and he said that he would.

Connie O'Brient asked why he chose this property and he responded for the access to Belfast.

Paul Mckinney emphasized that no one can know the environmental feasibility of this project until all the required studies have been completed and submitted with the application.

Motion to adjourn at 8:04 seconded and unanimously approved.

Respectfully submitted,

Bernice Nadler

Planning Board Minutes  
September 10, 2014

Members present: Bob Delio, Peter Maruhnic, Casey Martin, Roy Antaki, Charles Fletcher, Paul McKinney, Bernice Nadler.

Discussion of our method for recording minutes of last month's meeting and in the future. One amendment made to August Planning Board minutes. Motion to approve August's minutes seconded and approved unanimously.

Mark Lawler has withdrawn his offer to buy the land on the Goosepecker Ridge Road for a campground.

John Clark called Peter Kassen to see if he needed Planning Board approval for a sign that he is erecting. He was told that he didn't.

Motion to adjourn meeting at 7:31 seconded and approved unanimously.

Respectfully Submitted,

Bernice Nadler

No meetings October, November, and December 2014.