

Planning Board Minutes
March 23, 2017

Meeting was called to order by Norm Blake at 7:02 p.m.

In attendance – Norm Blake, Jo Pierce, Matt Fricker, Fred Miner, and David Strock

First Item of Business – Steve Estes

Mr. Estes had questions about a property on Depot Road (Route 5)
He wanted to discuss various ways to separate the property.

The Board was concerned that the corporate entity could not sell another parcel without creating a minor subdivision. He asked whether certain provisions were waivable. The Board said no.

Second Item – Maine DEP issue

Norm wrote an email to Mike asking for additional clarification.

General Discussions Issues:

Marston's Pond – Craig Snyder (2nd in command) said that owner returning this week.

Dodge Oil – Norm questioned whether he was filling the second tank prior to fulfilling the conditions precedent, such as the monitor gun and fencing. The Board suggested that the CEO investigate.

Third Items – Selectmen wanted to discuss certain properties

Tax Acquired Properties - Map 11, 9-4

January 13, 1978 – lot created
100.9 feet of road frontage

(Lot size and road frontage)

TAP – Map 6, Lot 29A

Century Ago Created – Louis Churchill
1.85 acres – unclear how created – 200 feet of road frontage

Question Presented - Are they buildable lots?

Is a lot is created under a prior code (and it was a buildable at that time) that does not meet the requirements of the current code (lot size and/or road frontage) a nonconforming lot that can be built upon.

The Board discussed the issue and ultimately suggested the Selectmen seek the advice of the Town's lawyer.

Fourth Item – Elections

Norm elected as Chairman
Jo elected as Vice-Chairman
Matt elected as Secretary.

Adjourn – 8:45.