

MINUTES
PLANNING BOARD MEETING
August 4, 2016

I. Roll Call

Members Present: Chris Maas - Chairman
Thomas Sands
Lisa Laser
Pete Robinson

Also present: Connie Sands Code Enforcement Officer
David Iverson, Deputy CEO

II. Minutes – Minutes of the July 7, 2016 meeting were approved.

Motion to approve made by: Laser

Seconded by: Robinson

Vote: 4 approved 0 opposed

III. Remand Proceedings – Brookside Park LLC – The Planning Board approved a new lot in an established mobile home park, that Brookside Park just acquired, at their meeting in June. This decision was appealed by Ben Fagan, an abutter, because he felt that the new mobile home would violate the setbacks by coming within 5’ of his property line. The Board of Appeals, at their meeting, remanded this back to the Planning Board due to lack of a substantial record and charged the Planning Board with submitting a substantial record back to them. In the meantime, Brookside Park submitted a letter withdrawing their approval for this new lot.

Motion to accept the submitted letter made by: Laser

Seconded by: Sands

Vote: 4 approved 0 opposed

IV. Site Plan Review for a Bed & Breakfast at 168 Garland Line Road, Map 2 Lot 3B

Carol Phinney and Bernard Kelly submitted their plan to have a one room bed and breakfast at their residence on Garland Line Road. They will be offering carriage rides as well as exploring the wedding venue. The Planning Board reviewed the checklist as well as the site plan criteria. A couple of points brought up is that the septic design is for three bedrooms only so if they intend to expand in the future they will need to expand the septic and any changes will need to come back to the Planning Board for review. Also, the Fire Chief stated on his letter that there was not sufficient water to fight a fire and that water would have to be trucked in. The Board felt that this was sufficient as that is the method that would be used for any other house in the area and the water could come from Branns Mill Pond.

Motion to approve made by: Robinson

Seconded by: Laser

Vote: 4 approved 0 opposed

V. Home Occupation – Lottie Carr at 103 Summer Street, Map 33 Lot 43 for a home occupation to operate her alterations and custom sewing business

Lottie Carr presented her plan to run a sewing business out of her home. No new construction would take place and she will be doing her sewing on an enclosed back porch. She will only be taking in what she can handle on her own and has no intentions of having any employees.

Motion to approve made by: Laser

Seconded by: Sands

Vote: 4 approved 0 opposed

VI. Open Session

1. Maas would like to see some rules and operating standards for the Planning Board placed on the agenda

VII. Motion to Adjourn Made by: Sands

Seconded by: Laser

Vote: 4 approved 0 opposed

Dover-Foxcroft Planning Board