

PLANNING BOARD MINUTES

January 9, 2017

CASCO COMMUNITY CENTER

7:00 P.M.

MEMBERS PRESENT: Bob Barnes, Ted Beckner, Jim Macklin & Lynne Potter

MEMBERS ABSENT: Stan Buchanan & Ray Grant

STAFF PRESENT: James Seymour, Town Planner; Alex Sirois, Code Enforcement Officer & Sandy Fredricks, Planning Assistant

Lynne calls the meeting to order at 7:00 P.M.

Lynne states the first item on the Agenda is approval of the November 14, 2016 Minutes.

Jim M. moves to approve the Minutes of November 14, 2016 as submitted.

Bob seconds.

Any discussion? None.

All in favor? 3 yes (Barnes, Macklin, Potter) - 0 no – 1 abstain (Beckner)

Lynne states that the next item on the Agenda is continuation of application for an Amended Contract Zoning Agreement between the Town of Casco and Brian E. Chamberlain & Beverly J. Chamberlain for property known as Settlers Village to permit conversion of the property to allow same to be divided into single dwelling units and thereby allow individual sale of properties. The property is located in a Contract Zone and is known as Map 8, Lot 14-A.

Tom Smith begins addressing the Board stating that since the last meeting in November they have submitted a series of documents and have gotten feedback on them from Jim Seymour and the Town's attorney. He continues that they have no problem making the changes to the Contract Zoning Agreement as suggested by Natalie Burns. Additionally, he states those changes will be made before the next submission date.

Tom states he has one question for Jim Seymour; you (Jim S) had suggested adding language that would differentiate between regular road maintenance and winter maintenance and we are just wondering if this is necessary. Continuing, he states the homeowners will be the owners of the road so all maintenance will be on the homeowners. Discussions turn to the possibility of the Town handling the winter maintenance. Tom states they have no plans at this

time to have the Town take over winter maintenance. Jim S. states that we need to discuss this at the Joint Meeting to see if we need this addressed in the Contract Zone Agreement.

Tom reiterates that they don't object to the changes suggested by Jim S. or the Town's attorney. He continues that there will be changes to the Plan as requested. Jim S. suggests that if the Plans are submitted and reviewed by himself and Alex, then we should be able to move on to the Joint Meeting with the Board of Selectmen. The Board members then discuss if they feel they are ready to move this forward after review of the Plans by Jim S. & Alex.

Bob asks if the Board is going to review the changes made by Natalie as she had questioned if the 1993 Plan had been recorded. Tom states that it was recorded and he will put that information on the new Plan.

Lynne states that she feels the changes will lead to more clarity and also the Contract Zone Agreement refers to the Exhibits, but the Board does not have them so we don't really know what the Exhibits are. Tom states that Exhibit B would be the final changes.

Lynne asks if there are any other questions or comments regarding Natalie's changes. Being none, the Board moves on to review of Jim Seymour's Memo. Jim S. states rather than going item by item of the Memo, we should review items with questions.

Tom states they will add more definition to Home Occupations. He continues that dumping and storage of hazardous materials will be prohibited. He states they will also address the animal issues.

Lynne states she feels they should be required to house numbers clearly mounted since they don't have mailboxes as it would be beneficial for Fire and Rescue as well as save time in responding.

Jim S. states in the By-Laws there is a typo; the document states Bridgton while the property is in Casco. Additionally, he noted that the time of the Directors Meeting and Members Meeting are close together and suggests changing the language to be Directors Meeting at 10:00 a.m. followed by the Members Meeting would be more clear and allow additional or less time as needed.

Lynne asks if the items Jim S. listed from the Site Walk are being addressed. Tom states they are.

Jim S. asks if the Board wants a date put in that gives a specific time for the roadwork to be completed by. He further states this issue can be discussed at the Joint Meeting.

Jim M. moves to schedule the Joint Meeting with the Board of Selectmen when the documents are received and reviewed by Jim S. & Alex.

Lynne seconds.

Any discussion? None.

All in favor? 4 yes – 0 no – 0 abstain

Jim S. states that the Board will be seeing another Contract Zone Agreement soon. He continues that P & K's Contract expires June 30th, 2017. This is just an extension of the terms of the Contract. He further states that he, Alex, possibly David and Sandy are meeting with the representatives of P & K on Thursday, January 12th, 2017. Additionally, Jim S. states that in 2015 a letter was sent to them as to what needed to be done. Jim S. also advises the Board that this should be a lot quicker because it is just an extension which is provided for in their Contract Zone Agreement.

Alex addresses the Board and informs them of the status of the Codification of the Town's Ordinances and that this will, hopefully, be ready for June Town Meeting. He continues to explain how this is going to work and that while some other things still need to be corrected, we won't be addressing any other changes this June so that the Codification can go forward.

Lynne moves to adjourn.

Jim M. seconds.

Any discussion? None.

All in favor? 4 yes – 0 no – 0 abstain