

PLANNING BOARD MINUTES  
July 10, 2017  
CASCO COMMUNITY CENTER  
7:00 P.M.

**MEMBERS PRESENT:** Ted Beckner, Stan Buchanan, Ray Grant & Edward Phipps

**MEMBERS ABSENT:** Bob Barnes, Jim Macklin & Lynne Potter

**STAFF PRESENT:** Alex Sirois, CEO & Sandy Fredricks, Planning Assistant

**STAFF ABSENT:** James Seymour, Town Planner

**PUBLIC PRESENT:** Bridget Cavage, Everett Stults, Jennifer Stults, Wendy Betts and Chris Greenlaw

Alex calls the meeting to order at 7:00 p.m. He informs the Board they must nominate and elect an Acting Chair in the absence of the Board Chair.

Ray nominates Stan to be acting chair.

Ted seconds the nomination.

Any discussion? None.

All in favor? 3 yes (Ted, Ray & Edward) – 1 no (Stan)

Stan is elected Acting Chair.

Stan states the first item on the Agenda is approval of the June 12, 2017 Minutes.

Ted moves to approve the Minutes as written.

Edward seconds.

Any discussion? None.

All in favor? 3 yes (Ted, Stan, Edward) – 0 no – 1 abstain (Ray)

Stan informs the Board and those present that he is an abutter to the applicants' property as well as the property across from the applicants belongs to his daughter and son-in-law. He explains that he has no adversities to hearing the issue and being fair in his decision. The Board discusses Stan's disclosure and feel he does not have a conflict

and may participate in the proceedings. Stan asks the audience if anyone has any objection to his participation. There being none, the Board moves forward.

Stan states the next item on the Agenda is an application for a Second Amendment to Approved Subdivision known as Murch Estates has been filed by Everett and Jennifer Stults to reduce the 250' setback from Dingley Brook to 130' per the Town Ordinance to permit relocation of the building envelope. The property is known as Map 15, Lot 8-7 and is located in a Village and LRR zone.

Stan asks the applicants to present their application to the Board.

Everett addresses the Board and explains that they wish to move the location of the building envelope closer to the water from the 250' to 130'.

Stan explains that per Jim Seymour's Memorandum, it seems it was a clerical error. Everett states that is what they were led to believe. He further states that they have not as yet done a new soils test but they plan to do so prior to beginning construction.

Stan asks Alex if he is in agreement with Jim's opinion. Alex states he does agree.

Stan states he imagines the owner of Lot 8-6 would like this same reduction. Alex states that the owner of 8-6 wanted to build where indicated on the original plan. Ray confirms this statement.

Chris Greenlaw states that he and his wife, Wendy Betts, just looked at this drawing and wonder why this isn't before the Selectboard for approval. Alex explains to Chris that Subdivisions are reviewed and approved by the Planning Board and any changes to a Subdivision must come back before the Planning Board as the Reviewing Authority. Alex also states that this amendment only affects Lot 8-7 and if any other lot owner wishes an amendment, they need to follow the same process.

Stan asks if there are any objections or other questions. Seeing none he asks the Board if they wish to make a motion.

Ted moves to approve the subdivision amendment as submitted.

Ray seconds.

Sandy asks if Ted would like to amend his motion to state what the amendment is.

Ted amends his motion to approve the subdivision amendment to correct the clerical error and reduce the Dingley Brook setback from 250' to 130'.

Ray seconds the amended motion.

Any discussion? None.

All in favor? 3 yes (Ted, Stan & Edward) – 0 no – 1 abstain (Ray)

Ted moves to adjourn.

Ray seconds.

Any discussion? None.

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