

**Town of Otisfield
Planning Board Minutes
Town Office Annex
June 1, 2021
7:00 PM**

1. The meeting was called to order at 7:05 PM by Chair – Karen Turino.
2. **Attendance:** Members present were Chair – Karen Turino, Vice Chair – Rick Jackson, Stan Brett & Otis Brown. (Absent: Herb Olsen & Pauline Flagg – Alternate & Recording Secretary).

Secretary: Tanya Snow
Code Enforcement Officer: Fred Collins

3. **Announcement of Quorum:** Board has a quorum.

4. **Approve Secretary's Report:**

- A. Regular Meeting Minutes from May 11, 2021. *Motion to accept minutes. RJ/OB – Unanimous.

5. **Discussion & Comments from public:**

- A. None.

6. **Residence - Based Business Applications:**

- A. None.

7. **Shoreland Zoning Applications:**

- A. None.

8. **Site Plan Applications:**

- A. Leesa Cox, Map R6, Lot 031A: 75 Bow Street: Applicant would like to split a 9.76 Acre lot. One lot will be 2.56 acres with 206.63' feet of road frontage. The rear lot will be 7.20 acres with 41.04 feet of road frontage causing it to be a "Non-Conforming Right of Way" on a recorded plan. Applicant paid the \$250 fee.

Discussion: August 1986 Recorded Deed, states that no less than 25 years from the date of approval can subdividing happen. We are well beyond that. (Submitted into public record). CEO: I am satisfied with what I have seen. RJ: I am also satisfied that the 25 years has expired. CEO: The standard for a Non-Conforming ROW is 60 feet. This one is a Non-Conforming ROW with 41.04 feet. (definition below). If approved applicant would need to go to the Registry of Deeds within 90 days and have it recorded. Maurice Martini (Abutter) Would like to point out that the Building Ordinance Section 4F states this needs to go to the BOA and that the PB can-not vote on this. CEO: There is not a building application before us. This is for a Non-Conforming ROW on the applicant's property. Harriet Robinson (an abutter) was asking why the PB did not notify abutters or put something in the newspaper. KT: This did not need abutter notification, applicant is only asking for a ROW on her own property.

Definition of a NON-CONFORMING RIGHT OF WAY – A right-of way, other than those on which a public way maintained by the Town of Otisfield or the State of Maine is located or a private way shown on a recorded plan and approved by the Planning Board that is less than sixty (60) feet in width.

PB would like to see this go before the Town Attorney for clarification. CEO will contact Town Attorney and report back by next meeting. *Tabled until after we have received confirmation from the Town Attorney. TS will place applicant on next agenda.

9. Subdivision Application:

- A. Stuart Davis, Davis Land Surveying, LLC representing Steve Coombs, Map U6, Lot 9. Preliminary review of a Major (5 lot) Subdivision. 18-acre parcel on Cobb Hill Road. Simple sketch plan presented tonight. All lots have at least 200' feet of frontage. Stuart gave a short overview of what he intends to do in the next coming months. PB will add him to the next agenda and after we approve the preliminary application as complete, the PB will schedule a Public Hearing and abutters will be notified.

10. Upcoming Dates:

- A. Planning Board Meeting June 22 at 7:00 PM.

11. Discussion & comments from Code Enforcement Officer:

- A. None.

12. Discussion & comments from Board:

- A. None.

13. Unfinished Business:

- 14. Adjournment:** With no further business, the meeting was adjourned at 9:00 PM. RJ/OB -Unanimous.

Respectfully submitted,
Tanya Snow, Secretary



Approved by: Karen Turino, Chair
Otisfield Planning Board
Approved on: June 22, 2021.