

**Town of Otisfield
Planning Board Minutes
Town Office Annex
August 10, 2021
7:00 PM**

1. The meeting was called to order at 7:03 PM by Chair – Karen Turino.
2. **Attendance:** Members present were Chair – Karen Turino, Vice Chair – Stan Brett, Otis Brown.
(Absent – Herb Olson & Alternate/Recording Secretary – Pauline Flagg)

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 July 13, 2021. *Motion to accept minutes. OB/SB – Unanimous.
5. **Discussion & Comments from public:**
 - A. None.
6. **Residence - Based Business Applications:**
 - A. None.
7. **Shoreland Zoning Applications:**
 - A. None.
8. **Miscellaneous Applications:**
 - A. None.
9. **Subdivision Application:**
 - A. Stuart Davis, Davis Land Surveying, LLC representing Steve Coombs, Map U6, Lot 9. Preliminary Subdivision Application for a Major (5) lot Subdivision.
CEO: Steve Coombs has withdrawn the application. The Phosphorous run-off only allows a certain amount of acreage to be cut and that wouldn't give them the lake view they wanted.
*This subdivision application will be removed from any future agendas.
 - B. Evan Jones, Jones Associates, Inc. out of Auburn representing Dennis Strout; Map R7, Lot 02.
Preliminary review of a Major (5 lot) Subdivision. 42-acre parcel on Bell Hill Road. Applicant was planning a family division to his children, but because he has owned it less than 5 years it has to go through as a subdivision. Simple sketch plan presented tonight. CEO: If you are retaining a lot for yourself and giving the other lots to your children, you don't need to do a subdivision. The initial 5 years does not apply.

Maine State Rules and Subdivision Definitions: Exemption from subdivision definition

Gifts to relatives: A division of land accomplished by gift to a spouse, parent, grandparent, child, grandchild or sibling of the donor of the lot or parcel **does not create a subdivision** lot if the donor has owned the lot or parcel for a continuous period of 5 years immediately preceding the division by gift and the lot or parcel is not further divided or transferred within 5 years from the date of division.

Evan Jones: Understands the exemption, but Mr. Strout wants his children to be able to sell their parcels if they want to. This will allow them more flexibility. All lots have at least 200 feet of frontage. An 80-100 foot right of way will be included in Lot 4 in order to give access to Bell Hill Road from Lot 5. Lot acreage; for lots 1-5: (3) (3.08) (3.09) (3.65) (30+ to be retained by owner). Mr. Strout will also retain Lot 4 for himself and deed Lots 1-3 to his three children. Test pits have been done on each of the lots as well as the remaining land. The wetlands have been marked. There is no wildlife that would be impacted. Doesn't anticipate any significant traffic. PB: Was this ever part of a prior subdivision. CEO: It would be on the deed if it were. A GPS survey plan has been developed from 5 years ago and is in the application. It shows that the 42-acre lot is wooded. Applicant requesting to be on September 14th PB Agenda. All agree that after the preliminary application is approved as complete, the PB will schedule a Public Hearing and abutters will be notified.

10. Upcoming Dates:

A. Planning Board Meeting September 14, 2021 at 7:00 PM.

11. Discussion & comments from Code Enforcement Officer:

- A. CEO: I have spoken to a few individuals that might be interested in volunteering for this board and will follow up on this before next meeting.
- B. CEO: Cell Tower has not applied for the Building Permit yet but will let PB members know when that happens.

12. Discussion & comments from Board:

- A. TS: Rick Jackson had mentioned in a prior meeting that he was going to remain on the PB long enough to finish the Major Subdivision on Cobb Hill Road so that a new person was not thrown in to the middle of it, but since the application has been withdrawn Rick is now ready to move on to the BOA.
- B. KT: Nutting Ridge Solar Farm: Just an FYI; the Town has received a copy of the Decommissioning Bond which was one of the PB conditions. It became effective July 13th and TS has filed it in the vault.
- C. KT: AVCOG: Just an FYI, an email was sent out regarding new requirements for Solar Farms. All solar energy development that occurs after October 21, 2021, needs to have a decommissioning bond in place.

13. Unfinished Business:

14. Adjournment: With no further business, the meeting was adjourned at 8:35 PM. OB/SB -Unanimous.

Respectfully submitted,
Tanya Snow, Secretary



Approved by: Karen Turino, Chair
Otisfield Planning Board
Approved on: September 14, 2021.