

**Town of Otisfield
Planning Board Meeting Minutes
September 19, 2017**

1. Call to Order: 7:03 PM

- 2. Attendance:** Chair – Karen Turino, Recording Secretary – David Hyer, Herb Olsen & Alternate - Beth Damon. (Absent, Vice Chair – Rick Jackson & Alternate - Otis Brown) *Beth moved up as a voting member. *Stan Brett arrived at 8:10 PM.

Code Enforcement Officer: Richard St. John
Secretary: Tanya Taft

3. Announcement of Quorum: Board had a quorum.

4. Approve Secretary's Report:

- A.** Regular Meeting Minutes from August 15, 2017. *Motion to accept minutes. DH/HO - Unanimous. BD abstained.
- B.** Site Walk Minutes from September 12, 2017. * Motion to accept minutes. HO/BD – Unanimous.

5. Discussion & Comments from public:

- A.** None.

6. Residence - Based Business Applications:

- A.** None

7. Shoreland Zoning Applications:

- A.** Beth Davies DBA Project 63 LLC, 64 Wayaka Ln, Tax Map U11 Lot 069. An application was submitted to relocate and expand a non-conforming cottage currently 50' from Thompson Lake. Represented by Scott Verrill. Site Walk was held 9.12.2017 at 6:00 PM. DH: How many trees will be removed? SV: We have (18) trees marked for removal. At the Site Walk, moving structure back was discussed, in tonight's application they are proposing to move it back 72' feet from the high water mark. The deck is part of the footprint. CEO: No concerns with waste water disposal, applicant is trying to go with best location. CEO thought he needed to be 15' in setbacks but if Site Evaluator Mark Cenci says it's 10, it probably is. CEO will verify distance with the state. CEO: Area to be replanted; is the Board concerned about this? Do you want to make it a condition of approval that they satisfy Code Enforcement Officer. DH: My recommendation is that Storm Water Removal and run off as well as the revegetation plan be at the approval of the CEO and submitted to him prior to occupancy.

*Motion to accept the application with the following conditions 1) Storm water run-off plan will be submitted to and approved by CEO after issuance of building permit, but before the certificate of occupancy permit and 2) A revegetation plan for the area to be replanted will be approved by the CEO and will be effected prior to the issuance of a certification of occupancy. DH/HO – Unanimous.

8. Site Plan Applications:

- A.** None

9. Subdivision Application:

- A.** None

10. Upcoming Dates:

- A.** Planning Board Meeting October 17, 2017 at 7:00 PM. (If there are items for the Agenda)

11. Discussion & comments from Code Enforcement Officer:

- A.** UPCOMING: CEO: We may have a minor-subdivision before the board. Might happen in October or November. The George Silver residence next to the Community Hall. (4) lots = minor-subdivision.
- B.** Ohuivo Camp Road/ Frank Lane, one of the original cottages of Ohuivo camp. Owner wants to keep it as it's always been. They leveled the land last year and put in a retaining wall. This summer they came and asked to push out one wall and redo the roof. No increase in sq. ft., no change of foot print. When the roof came off they discovered rot and had to go further. Repairs and maintenance do not count towards the 50% code. CEO: I did not feel it was in the best interest to order them to stop in the state it is now. The best thing is to let them put the roof back on and get the tarps off. The foot print will remain the same. The roof line will change which means the stormwater will change. KT: The storm water will be monitored? CEO: Yes, her contractor Ken Bartow is very much aware of this.

12. Discussion & comments from Board:

- A.** TT passed out a copy of the BOA Ordinance and Marijuana Ordinance to BD. All other members received theirs at last meeting. A copy of the Cable Ordinance was passed out to all members tonight. The Definitions Ordinance which was approved at the June Town Meeting will be handed out at next meeting after BOS sign it tomorrow night (09.20.17). Discussion: CEO: The Cable Ordinance is not a land use Ordinance, it deals with hanging power lines in the Towns right of way. It went before the Attorney and BOS approved it.
- B.** MMA workshop in December in Lewiston if anyone is interested. Otis Brown has been signed up.
- C.** Sign Ordinance: KT: The Planning Board sent a request to the OPRC to create a sign Ordinance and the Ordinance committee did so. What are the Boards' feelings on this? Do we want to ask the OPRC to continue to do this or say that what we have is better than what we might have. HO: I say we do nothing. SB: I say we leave it alone. Discussion: DH: I still think we need something, one of the things we did hear, was we don't want an electronic sign like they have in Oxford, but without a sign Ordinance we can have someone put anything up and we can't stop them. If we don't have something, we have no control over business signs. SB: The Town has already voted to accept the one in front of the town office. It has to be quite conservative. KT: We do have some influence and we saw that at Town Meeting. The Site Plan Review Ordinance does have applicable sections to signs. "advertising features" CEO: reasonable size requirements for speed limits can still be enacted. *Motion that we remove the request for a Sign Ordinance from the OPRC. SB/HO - (4) agree (1) DH opposed.
- D.** October 17th meeting: All agree that if there is nothing on the Agenda this meeting will be cancelled.

13. Unfinished Business:

- A.** Review the Subdivision and New Road Construction Ordinances regarding new road construction standards. Determine which to keep and which to eliminate. Resolve any differences.

14. Adjournment: With no further business, the regular meeting was adjourned at 8:45 PM. BD/HO- Unanimous.

Respectfully submitted,
Tanya Taft, Secretary

Approved by: Karen Turino, Chair
Otisfield Planning Board
Approved on: January 16, 2018