

Planning Board Meeting Minutes of 06-29-21

Board Members Present: Greg Cauldwell (Chair), Chad Dwelley, Fred Webber, Garrett Murch and Andre Dube.

Support Staff & Guests Present: Alice Counts (Administrative Assistant), Bill Butler (Code Enforcement Officer), Alan Caron, Joshua Morse, Jesse Simpson

Call to Order. The meeting was called to order by PB Chairman Cauldwell at 7:00 pm.

Applications

- Review application of Alan Caron, 11 Knotty Pine Drive, to extend existing dock into Torsey Lake. Application was made to hold Public Hearing to extend dock past 30 feet to a depth of 6 ft. Motion to accept application as complete by SB Cauldwell, 2nd by PB Webber. Motion was carried, Vote was 5-0. **PASS**

Onsite Meeting Scheduled for 07-11-21 10:00 at 11 Knotty Pine Drive. Customer dismissed at 7:15

- Review application of Chris Weidman to install new driveway within the shoreland zone of Echo Lake. There was no one at the meeting representing the applicant so the application was tabled.
- Jesse Simpson was a walk in. After discussing with CEO Butler, Jesse Simpson decided to take the processing of his plant material off site to save on building improvement costs since he is financial unable to cover at this time. He will install chest freezers to hold his product, which will be placed in plastic freezer bags until he is able to get a contract with an off-site processing facility. This is an amendment to his initial planning board approval dated May 11, 2021. Motion by PB Cauldwell to accept the Amendment to install freezers compliant with state building codes, 2nd by PB Dwelley. Vote was 5-0. **PASS.** Customer dismissed at 7:25
- Discussion with Joshua Morse to install for public non-profit use a riding horse arena at his property on 304 Wings Mill Road. In reviewing Joshua Morse' application. No motion nor vote was made by the Planning Board. The minutes will note that the Planning Board decided not to make a motion since this is a non-commercial, outdoor riding arena not inconsistent with other properties in the area. Customer can proceed without further delay and was dismissed at 7:30

Public Hearings

- Motion by PB Cauldwell to Open Public Hearing. Fred Webber recused himself from his PB duties during this hearing.
- Fred Webber's North Taylor Road subdivision proposal. This is a 4-lot subdivision. Verification of notification of all Abutters was given to Melanie Knox. Results of Soils tests have been provided. Road is maintained by Webber. Webber states that he owns the electrical and will make arrangements with buyers for their power and will provide soils test for each site although Webber further stated, he is only required to do this for 2 of the lots. Each site has 250-300 feet of road frontage. Motion by PB Dwelley to accept proposal application as complete. 2nd by PB Dube. Motion carried. Vote was 4-0. **PASS.**

- In approving subdivisions within the Town of Mt. Vernon, the Planning Board shall consider the following criteria and, before granting approval, shall make findings of fact that the provisions of this section have been met and that the proposed subdivision will meet the guidelines of Title 30-A MRSA, section 4551, Subsection 3.

The subdivision:

1. Will not result in undue water or air pollution. In making this determination, the Board shall at least consider the elevation of the land and its relation to flood hazard areas; the nature of soils and subsoils and their ability to adequately support waste disposal; the slope of the land and its effect on effluents; the applicability of federal, state and local health and land use regulations; **PASS**
 2. Has sufficient water available for the reasonably foreseeable needs of the subdivision; Pending more information. **FAIL**
 3. Will not cause an unreasonable burden on any existing water supply which is to be utilized; Pending more information. **FAIL**
 4. Will not cause an unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result; **PASS**
 5. Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of highways or public roads existing or proposed; **PASS**
 6. Will provide for adequate solid and sewage waste disposal; will not cause an unreasonable burden on the ability of the municipality to dispose of solid waste and sewage; **PASS**
 7. Will not cause undue adverse impacts on other municipal services and infrastructure; **PASS**
 8. Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetic, historic sites or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline; **PASS**
 9. Will be in conformance with the Comprehensive Plan of the Town of Mt. Vernon. In making this determination, the Planning Board is authorized to interpret the Comprehensive Plan. **PASS**
 10. Whenever situated in whole or in part within 250 feet of any pond, lake or river, will not adversely affect the quality of the body of water or unreasonably affect the shoreline of that body of water; **PASS**
 11. Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water; **PASS**
 12. Shall be constructed in conformance with Section 8 "Foodplain Mgt."; specifically, for all principal structures within the subdivision the lowest floor, including the basement, shall be at least one foot above the 100-year flood elevation; **PASS**
 13. Will not unreasonably interfere with access to direct sunlight for solar energy systems; and Applicant has adequate financial and technical capacity to meet the above stated standards. **PASS**
- Motion by PB Dwelley to find items 1, 4-13 positively affirmed, Items 2 and 3 need more information forthcoming. 2nd by PB Dube. Motion was carried. Vote was 4-0. **PASS**.
 - Motion by PB Cauldwell to close Public Hearing. 2nd PB Murch. Motion Carried. Vote was 3-0. **PASS**.
 - CEO Butler stated that he would show Webber where he can access the information needed to possibly satisfy items 2 and 3.

Other Business

- It was noted that a minimum of 3 members are needed for a quorum.
- Chairman needs to open a Public Hearing. If no one responds, the Public hearing is then closed. The board does not need to comment on anything that is said in a public hearing.
- Houseboat Discussion
 - Question by PB Dwelley - Are there any regulations on houseboats on our ponds? This needs to be researched before we experience this situation on our lakes and ponds.
 - Question by - PB Dwelley– what can be done about sewage from houseboats? This needs to be researched before we experience this situation on our lakes and ponds.

Future Schedule

- Special Planning Board meeting scheduled for Fred Webber on 07-06-21 at 7:00
- Next Meeting scheduled for 07-27-21 at 7:00

Motion to Adjourn.

- Motion by PB Cauldwell to adjourn at 8:30. 2nd by PB Murch. Motion was carried. Vote was 4-0. **PASS**