

**Town of Otisfield
Planning Board Meeting Minutes
June 2, 2009**

1. **Call to Order:** The regular meeting was called to order at 7:00 PM.
2. **Attendance:** Members present were Chair - Stan Brett, Vice Chair - Dan Peaco, Recording Secretary - Mike McAllister, Herb Olsen, Beth Damon & Alternate – Karen Turino.
(Absent - Alternate - Dave McVety)

Code Enforcement Officer: Richard St. John
Planning Board Secretary: Tanya Taft
3. **Quorum:** Board had a quorum. .
4. **Secretary's Report:**
 - A. Regular Meeting Minutes from May 19, 2009. Motion to accept minutes. DP/MM –Unanimous.
5. **Discussion & Comments from public:**
6. **Residence - Based Business Applications:**
 - A. None.
7. **Shoreland Zoning Applications:**
 - A. Christopher Barrepski, being represented by Garry Dyer, Dyer Camps & Cottages. Map U02 Lot 023 - After-the-fact expansion of a deck within 100' setback of Thompson Lake. (Reconsideration of Application) CEO: According to Mike Morse, Maine DEP, Planning Board should not have allowed expansion of this non-conforming structure towards the water. Even with the primary structure closer to the water, *each* building that is non-conforming must not be expanded toward the water.* Motion to ***reconsider*** last months decision to accept application as a 7 x 12 expansion as a one time 30% expansion based on Mike Morse's letter from Maine DEP. DP/MM – Unanimous. Discussion: Staircase needs no action from PB, it falls under the CEO. CEO will ensure that applicant satisfy safe construction standards to make sure this is a safe structure. *Motion to ***rescind*** last month's approval. DP/MM – Unanimous.
 - B. Brian Stone, Represented by Garry Dyer, Dyer Camps & Cottages Map U17 Lot 011, 30% expansion within 100' of Pleasant Lake. Applicant would like to remove old camp and replace w/ new, move back to road set back limits w/ a conforming (2) car garage that's 20 x 24'. Mr. Dyer presented three alternative plans for the board to decide which is preferable. A basement will be added, with less than 3' higher than original elevation, which keeps it outside of the 30% expansion rule. PB by consensus agree that vegetation is to be planted where the camp currently is, and plan #2 is the preferable placement of camp to achieve setback to the greatest practical extent. *Motion to approve plan # 2 w/ the Erosion Control Plan monitored by the CEO and vegetation will be replanted in area of the existing structure. HO/BD – Unanimous. CEO: This is applicant's one time 30% expansion.
8. **Site Plan Applications:**
 - A. None.

9. Subdivision Application:

A. None.

10. Miscellaneous:

A. None.

11. Upcoming Dates:

A. Planning Board Public Hearing June 10, 2009 (After Annual Budget hearing)

B. Planning Board Meeting June 16, 2009 @ 7:00 PM

12. Discussion & comments from Code Enforcement Officer:

A. No new Shoreland Zoning permits.

B. Public Hearing – June 10th @ 7:00 PM. CEO has prior commitment and will not be able to attend.

13. Discussion & comments from Board:

A. None.

14. Pending Applications:

15. Adjournment:

With no further business, the meeting was adjourned at 8:30 PM. MM/DP – Unanimous.

Respectfully submitted,
Tanya Taft, Secretary.

Approved by:
Stan Brett, Chair
Otisfield Planning Board
Approved on: **06.16.09**