

**Town of Otisfield  
Planning Board Meeting Minutes  
June 16, 2009**

1. **Call to Order:** The regular meeting was called to order at 7:08 PM.
2. **Attendance:** Members present were Chair - Stan Brett, Vice Chair - Dan Peaco, Recording Secretary - Mike McAllister, Herb Olsen, Alternate - Dave McVety & Alternate – Karen Turino. (Absent - Beth Damon)  
  
Code Enforcement Officer: Richard St. John  
Planning Board Secretary: Tanya Taft
3. **Quorum:** Board had a quorum. \*Dave McVety has been moved up as a voting member.
4. **Secretary's Report:**
  - A. Regular Meeting Minutes from June 2, 2009. Motion to accept minutes. DP/HO –Unanimous.
  - B. Public Hearing Minutes from June 10, 2009. Motion to accept minutes. DP/DM –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. None.
9. **Subdivision Application:**
  - A. None.
10. **Miscellaneous:**
  - A. None.
11. **Upcoming Dates:**
  - A. Planning Board Meeting July 7, 2009 @ 7:00 PM
12. **Discussion & comments from Code Enforcement Officer:**
  - A.
13. **Discussion & comments from Board:**
  - A. **New Shoreland Zoning Ordinance:** PB feels this option is more straightforward. If you are within 25' of water, there is to be no expansion. 25'-75' you can expand up to 1,000 sq. ft., if your 75' – 100' ft back you can expand 1500 sq ft. PB: This change should be addressed more clearly. CEO: very few buildings along the water front that are within the 25'. RM: thinks part of the confusion is if you're over the water and the back part of structure is at 24' you are locked in. No expansion at 25' or less. PB chose this because it is a more streamlined process. CEO notes that specific maximum heights are set. SB: If the

state imposes something we have to be at least as stringent as the State. CEO, it's the person w/ the small cottage that would most likely benefit. Under the new proposal they get 1,000 sq. ft. if any portion is beyond 25'. CEO: If the town does not vote for the alternative, the State will impose their minimum SLZ guidelines on to the Town until we pass a suitable version. Probably with the 30% rule in place. KT: Asked: Within 25' under the alternative, applicants can flatten their roof because height is not being increased? CEO: It states anything within 75'. There is to be no expansion within 25' but I believe volume *can* take place, volume is not considered for expansion, only sq. ft. HO: the new SZO will benefit more people than the existing one today. DP will be the spokesperson for the town meeting and CEO will assist. Expansion is limited to maximum sq. footage w/ the new and the old way. PB discussed a diagram that was drawn by RM. A handout will be produced for Town meeting. CEO & TT will work together on this and meet w/ Dan & Stan for approval and clarification. PB members suggested SB contact Mike Morse, Maine DEP for clarification and to see what the intention was.

B. **New Floodplain Ordinance:** Nothing the town can do about this. Updated maps from AVCOG and the State have been received. We just have to vote to except it.

C. **Definition Ordinance Changes:** State definition changes, same definitions we have always used, only now they are in the new SZO. Definitions- RIGHT-OF-WAY: remove "and indicating responsibility for maintaining said ROW". \*HO: Removal of this phrase should be brought up at town meeting. RM: will address at town meeting.

D. **Specific fee amounts to be removed from individual ordinances:**

- 1) Site Plan Review Ordinance - Page 6. Section 4. D.1 –
- 2) Subdivision Ordinance - Page 8 Article 6.2.B Page 11 Article 7.1.B Page 14 Article 8.1.B Page 18 Article 10.1.A.2 "
- 3) Wireless Telecommunication Ordinance - Page 5 6.4.A
- 4) Animal Control Ordinance - Page 1. 4.

The reason for this change is so that the BOS can look and adjust fees as they see fit on an annual basis. By removing the fees from the ordinances one fee schedule can be looked at annually. This will result in easier maintenance for the town.

E. **Amend Beach Ordinance:** No smoking, no parking areas and emergency vehicles allowed on beach. DP: Are maintenance vehicles allowed on beach? RM: doing town business, yes.

14. **Pending Applications:**

15. **Adjournment:**

With no further business, the meeting was adjourned at 9:35 PM. MM/DP – Unanimous.

Respectfully submitted,

**Tanya Taft**, Secretary.

Approved by:

**Stan Brett**, Chair

Otisfield Planning Board

Approved on: **July 7, 2009**