

**Town of Otisfield  
Planning Board Meeting Minutes  
July 7, 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 - Dave McVety & Alternate – Karen Turino.  
  
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 June 16, 2009. Motion to accept minutes. MM/HO –Unanimous.  
Discussion: \*Edit needed on 2<sup>nd</sup> page: KT *asked* (+ change period to a question mark after Karen Turino).
5. **Discussion & Comments from public:**
6. **Residence - Based Business Applications:**
  - A. None.
7. **Shoreland Zoning Applications:**
  - A. Brian Stone, Map U17 Lot 011, 30% expansion within 100' of Pleasant Lake. (Reconsideration of App. in light of a new septic design) \* Motion to ***reconsider*** 06.02.09 decision to approve plan # 2 w/ the Erosion Control Plan monitored by the CEO due to new evidence. MM/DP – Unanimous. CEO: clearly this new septic design is approaching his building envelope and applicant wishes to discuss it with PB. New drawings submitted into public record. Applicant would like to keep same camp location, and lift it up 3 feet. Basement and everything will remain the same. CEO: Greatest practical extent still needs to be determined due to basement and/or 50% reconstruction. Applicant originally wanted to put another story on top and do just a master bedroom, but will consider putting the bedroom downstairs and keep that on posts, so that no land will be disturbed. Two trees about 4 – 5” in diameter will be removed. CEO: Septic system design is due to how height of the water table, he can't put it into the ground very far. Uphill chamber is barely touching the grade, so he can't bury it in the ground, as presented w/ this system, on downhill side, 33 – 38” of fill will be needed with a 4 to 1 slope, to meet the existing grade. This becomes a very wide slope, you can walk on it, but you can't plant trees or drive on it. CEO inquired if it could be possible that down hill chamber be lowered a few inches, and if a 3 to 1 slope can be used. These changes are not recommended by the local design Site Evaluator Scott McLaren. Applicant mentioned several times coming to see the property. CEO proposed PB consider a site walk. PB members agreed a site walk is necessary. \*Motion to consider this as a new application. HO/BD – (4) agree, (1) abstain DP. CEO: believes a portion of this structure will be beyond the 75' line, so the 1,500 sf w/ 25' height limit would apply under new ordinance. SB: Applicant will not lose out under new ordinance change and if anything, he can possibly gain more sq. footage. Site Walk set for August 4<sup>th</sup> @ 5:30 PM. PB will meet at property.  
\*Tabled until next meeting.
8. **Site Plan Applications:**
  - A. None.
9. **Subdivision Application:**
  - A. None.

**10. Miscellaneous:**

A. Election of Officers: Discussion:

Chair – SB nominated. No other nominees.

Vice Chair - Nomination for Dan Peaco, Nomination for Mike McAllister, Nomination for Herb Olsen. Nomination for Beth Damon. Mike McAllister and Herb Olsen refused nomination. Paper vote was taken. (5) votes for Dan & (2) votes for Beth.

Recording Secretary – Mike McAllister nominated, but refused nomination. BD nominated and did not refuse. No other nominees.

Chair - \*Motion for Stan Brett. MM/DP – Unanimous.

Vice Chair - \*Motion for Dan Peaco. HO/MM – Unanimous.

Recording Secretary - \*Motion for Beth Damon. MM/DP – Unanimous.

**11. Upcoming Dates:**

A. Planning Board Meeting July 21, 2009 @ 7:00 PM

**12. Discussion & comments from Code Enforcement Officer:**

A. As of this time, no applications for next meeting. They have until Friday. PB may consider cancelling this meeting.

**13. Discussion & comments from Board:**

A. Discussion on Alternates. HO: PB should consider recycling members in a different way. If a regular member's term is up, perhaps they should go into the alternate position which would give an alternate the chance to move up as a regular member. SB agrees alternates should have a chance to move up. Discussion: Perhaps a (7) member board instead of (5) w/ (2) alternates. KT & DM both feel that since the board lets them participate in conversation and give their input they are satisfied w/ how the board is currently. Bylaws may need to be changed to move up alternates. DP: Suggests meeting w/ BOS to discuss. Recycle members. From this point on when terms are expired if member wishes to stay on the board, they can step down as an alternate.

B. Ordinances – DP: PB will need a copy of new Shoreland Zoning Ordinance, definitions, Beach Ordinance and Flood plain to stay organized. TT will make a copy for each board member and bring to an upcoming meeting.

**14. Pending Applications:**

**15. Adjournment:**

With no further business, the meeting was adjourned at 8:45 PM. MM/DP – Unanimous.

Respectfully submitted,

**Tanya Taft**, Secretary.

Approved by:

**Stan Brett, Chair**

Otisfield Planning Board

Approved on: **08/04/2009**