

**Town of Otisfield  
Planning board Meeting Minutes  
June 20, 2017**

**1. Call to Order:** The meeting was called to order at 7:02 PM by Chair –Karen Turino

**2. Attendance:** Chair – Karen Turino, Vice Chair – Rick Jackson, Recording Secretary – David Hyer, Herb Olsen, Stan Brett & Alternate – Beth Damon

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 May 25, 2017. \*Motion to accept minutes. HO/SB - Unanimous.

**5. Discussion & Comments from public:**

**A.** None

**6. Residence - Based Business Applications:**

**A.** None.

**7. Shoreland Zoning Applications:**

**A.** Patrick Mulligan, Map U-21, portion of lot 009, #117 Camp Nona Rd. Applicant would like to propose construction of a cottage on an existing foundation about 69' of Pleasant Lake. Non-conforming structure on a conforming lot. Existing septic at road side of structure. Lot area is 64,548 sq. ft. The whole foundation is currently 864 sq. ft. CEO: The foundation was protected for many years, but there is some damage to it, I have opinions of the stability of the foundation but I would like someone with more experience to have an opinion. My past experience is that it can be reinforced. It's practical, but before a permit is given, more questions would be asked. The well needs to be 100' from the field and 50' from the tank without a variance. It would be 80' from the structure to across the road. Applicant: The septic system is across the road and the shed is beyond the 75' mark and can go beyond that even further if necessary. \*All agree to have a Site Walk. Site Walk scheduled July 11<sup>th</sup> @ 5:30 PM. Rain date will be July 18<sup>th</sup> @ 5:30 PM. TT will notify abutters. \*Tabled until July 18th meeting.

**8. Site Plan Applications:**

**A.** Uel Gardner DBA Weaponcraft LLC, representing owner Jeffrey Richardson at Map R09, Lot 057, pit off Station Rd. Proposing an educational training site for firearm safety & proficiency. Been in business since 1994. Currently a mix of people doing some target shooting on property and some using it for ATV use. Trying to eliminate mixed use by putting up "No ATV Use" signage and boulders to restrict access. CEO: First question for the PB; do you consider this a change of use? If you think it's not a change of use, he doesn't need to be here. No buildings and no changes to site being proposed. Hancock Land and Town Transfer Station are the only abutters. Chief Jordan has agreed to go in and look at site when his schedule permits. Use will be approx. 8-10 days a month. Discussion: SB: I don't feel it's a change of use because there has always been target shooting down there. RJ: Feels it's a change of use, because it's going to a commercial type property. Neighbors should have the chance to speak on this. It's original intent and use was a pit and over the years it has changed to a target range, but it's probably still listed as a pit and now it's going to change to a training facility. SB: I feel it's going to be used for the same thing, but it will be much safer and more controlled then what it's been over the last 15 years. All agree it would improve how it's

being used. BD: This is a commercial business. Considering it a change of use would allow it to go through the process. DH: I am leaning on it being a change of use. I think we need to go through the whole process too. HO: I think it's safe but see no reason why we shouldn't have a public hearing. \*Motion that this is not a change of use. SB/ - (motion did not proceed to a second and was dropped). RJ: What are the CEO thoughts on this? CEO: It's not my call, it's up to the PB. When he first approached me, my first thought was "it's been a shooting range since I've been here", but it's now going to commercial, so I'm leaving it up to the PB. KT: My opinion is that it's a change of use as well. \*Motion that this is considered a change of use, Site Plan Review applies and a Site Walk is needed. RJ/DH – (3) DH, RJ, KT, (2) abstained HO, SB. CEO: Applicant requesting PB to go through Site Plan Application responses he provided so he can be better prepared for next meeting. PB members agreed to review all that applicant has provided in advance.

Site Plan Checklist reviewed by PB members.

- A. Yes – All agree applicant has provided this.
- B. N/A - PB agrees with applicant.
- C. Yes - All agree applicant has provided this.
- D. N/A - PB agrees with applicant.
- E. N/A - Not on this property. PB agrees with applicant.
- F. N/A - PB agrees not necessary and agrees with applicant.
- G. Yes - All agree applicant has provided this.
- H. N/A – *\* PB feels it is necessary and should not be N/A, but agrees he has provided barriers.*
- I. No - PB agrees a Site Walk will help with determining this.
- J. N/A - PB has seen this map and agrees it is met.
- K. Yes - All agree applicant has provided this.
- L. Yes - All agree applicant has provided this.
- M. N/A - PB agrees with applicant but a Site Walk will help members have a better understanding.
- N. Yes - All agree applicant has provided this.
- O. N/A – *\* PB would like to see this as a Yes and to consider it Sebago Lake.*
- P. N/A – PB agrees with applicant.

Supporting Documents

- A.- E. All agree with applicant.
- F. N/A - *\*PB does not consider this N/A: Discussion requesting silt fencing, CEO suggests Erosion Control Mulch. \*Sketch will be provided by applicant.*
- G. Yes – PB agrees with applicant.
- H. NA - *\*PB does not consider this N/A: NRA source book will be provided.*
- I. N/A – PB agrees with applicant.
- J. No – *\* Fire Chief will provide it when his schedule permits.*
- K. N/A – *\* PB does not consider this N/A: and request he discuss with BOS and provide a statement from them.*
- L. N/A – PB agrees with applicant.
- M. N/A – PB agrees with applicant, that there is no machinery.
- N. N/A – PB agrees with applicant.
- O. N/A - PB agrees with applicant.
- P. No – *\*PB think this is a yes, looked at map and feels there are no endangered species*
- Q. N/A - *\*PB thinks this is a yes and the information has been provided.*
- R. N/A – PB agrees with applicant.
- S. TBD – PB discussion: Noise will probably be the biggest concern from public. We have no noise ordinance. CEO suggests a live demonstration during Site Walk to judge if it's a nuisance. At the Public Hearing this will be asked. *\*Applicant will provide his findings in writing for next meeting.* CEO told applicant to notify him of date and time of testing so he could be present. *Applicant agreed.*

\*Recap: Applicant will come back with the following;  
Sketch for the Erosion Control Mulch.  
NRA source book,  
Letter from Fire Chief,  
Statement from BOS and  
Noise findings in writing.

\*Site Walk scheduled for July 11<sup>th</sup> @ 6:30 PM. Rain date July 13<sup>th</sup> @ 5:30 PM. TT will notify abutters.  
\*Tabled until July 18th meeting.

**9. Subdivision Application:**

A. None.

**10. Upcoming Dates:**

- A. Planning Board Site Walk July 11<sup>th</sup> @ 5:30 PM. Patrick Mulligan, Map U-21, portion of lot 009
- B. Planning Board Site Walk July 11<sup>th</sup> @ 6:30 PM. Uel Gardner DBA Weaponcraft LLC, Map R09, Lot 057
- C. Planning Board Meeting July 18, 2017 at 7:00 PM.

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

A. None.

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

A. None.

**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 9:38 PM. RJ/SB-Unanimous.

Respectfully submitted,  
Tanya Taft, Secretary

Approved by: Karen Turino, Chair  
Otisfield Planning Board

Approved on: July 18, 2017