



Meeting Minutes
 Brownfield Planning Board
 82 Main Street
 Brownfield, Maine 04010
 207-935-2007 ext. 201

Date: August 2, 2022

Time: 7:00 P.M.

Location: Town Office Conference Room

Attendees:

Mitch Dondero *	X	Deb Merrill	
Joe Egan	X	Judi Tordo*	X
Sonia Frye-Chair	X	Kurt Wood Vice Chair	X
Doug Heroux	X		

*Alternates

Others Present:

Others present: Pam Thomas (Secretary), Richard Perreault (Fire Chief), Whit Lucy, Dana Forcier, Hailey Boudrea, Christine Zukas and Joe McEttrick.

Agenda items:

- A. A quorum was determined and the meeting was called to order at 7:05 P.M.
- B. A motion was made by Kurt, seconded by Mitch to approve the minutes of July 5. The vote was called and carried 5-0-0.
- C. The workshop notes of July 12 and July 26 were reviewed and signed by the chair.

- D. A motion was made by Joe and seconded by Kurt to accept and pay invoice # 11 from Bergen Parkinson, LLC, Attorneys at Law in the amount of \$240.00 for services rendered from through 6/30/ 22.
- E. A motion was made by Sonia and seconded by Joe to pay \$90.00 to MMA for Pam and Deb to attend, via Zoom, a FOAA webinar on August 31. The vote was called and carried 5-0-0.
- F. A motion was made by Kurt and seconded by Judi to pay \$150.00 for Joe to attend a MMA Verbal Judo seminar on September 9. The vote was called and carried 5-0-0.

G. Workshop dates/ Meeting (s) were set as follows:

August 8, August 23 and August 30 at 7 p.m.

The next Planning Board meeting will take place on September 6 at 7 p.m.

Christine Zukas- Tax Map U1 Lot 16 20 Ellis Lane – request for Shoreland Zoning Building Permit

The application was read to all present.

Description of property construction: The applicant is proposing to demolish an existing 4 bedroom single family residence. They will keep the current foundation, install a frost wall and slab where no foundation exists. The reconstruction of the current 2 bedroom, single family residence and increasing the footprint within the 30 % rule. There will be no septic changes, no well or driveway changes and the applicant wrote in the description of the project that there will be no land clearing necessary. The current site is shown on the attached survey. The tallest peak is under 20' (twenty feet). The new footprint is 1966 square feet without the side deck. Including side decks of 340 square feet (274+66) for a total footprint of 2306.

Lot area: .52 acres

Sq. Ft. of Lot to be covered in non-vegetated surfaces: No change.

There is 200 feet of frontage on the waterway.

The proposed use is a single family residence.

The elevation above 100 year flood is not available.

The road frontage in feet is 144.

In a letter to the Planning Board dated July 12, 2022 from the CEO Michael Vane, wrote the following: The structure meets the property setbacks required, the building expansion will not affect the setbacks from property lines or high water requirements. The septic has been examined and scoped and is deemed fir for the expansion. No HHE 200 form is necessary as the septic is in place and sized accordingly. The height of the structure will not exceed 20 feet per the town ordinance. Michael personally went out on July 12, 2022 and measured the property setbacks and distance from the lake and his findings were that of sawyer Engineering and Surveying.

This letter can be found in the file for Christine Zukas.

After the review of the application members stated that Christine will need a floor plan for the basement.

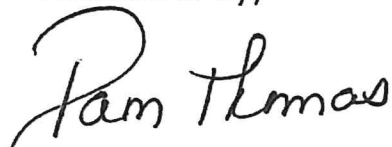
Members asked Christine to have Michael sign page 3 of the application to verify that all the items have been checked that need to be submitted for this application.

A motion was made by Sonia and seconded by Joe to conduct a site walk on August Friday morning, 26th at 8 a.m. with members of the public meeting members at the town office by 7:45 to proceed to the site. A meeting will follow the site walk. The vote was called and carried 5-0-0.

Dana Forcier had been placed on the agenda to continue the Planning Boards review of his plans for a 7 lot major subdivision. Dana requested to be removed from this agenda prior to the start of the meeting.

Joe made a motion that was seconded by Kurt to adjourn the meeting. The vote was called and carried 5-0-0.

Submitted by,



Pam Thomas

Chair,



Sonia Frye