



Brownfield Planning Board

Minutes of June 18, 2019

Members present: Sonia Frye (Chairman), Kurt Wood (Vice-Chairperson),
Mitch Dondero and Lenny Jean.

7:10 With a quorum present, business could be conducted.

Others present: Deb Merrill, Dale Ward, Dan Ward, Jesse Winters, Cynthia Willets,
Bill Flynn and Todd Knudsen.

Todd Knudsen submitted an updated plan for his property at 165 Rattlesnake Road, a property that is in the Shoreland Zone. A description of the plan was written on the application as follows: Add 8 feet to front of existing building camp and second floor, tie to garage, lift home to put a 4 foot frost wall under. The property can be found on Tax Map U3 Lot 15. The length of the building as listed on the building permit is length 30, width 28 and a two story home.

Submitted with the permit: A tax map showing the lot and a house floor plan.

The chair asked the CEO, Jessie Winters if it falls within the shoreland zoning requirements, he replied that the plan does and that this plan will be more conforming than the previous plan.

The applicant submitted two plans at this meeting and was asked which plan he was using, Todd will be using Plan B.

Mitch asked about the septic system. The CEO stated that there will no increases in the number of bedrooms. Todd stated that it (septic system) was inspected when he bought it three years ago and that it is bigger than what is necessary. The applicant stated that he does have DEP approval. Todd asked if he could proceed, the board stated that it was not on them.(They cannot give permission at this time.)

Motion To: Accept the plan as submitted

Made by: Mitch

Seconded by: Lenny

Vote: 4-0-0

The Public Hearing will take place on July 9 at 7:00. All abutters will be notified by certified mail. Todd submitted a check to pay for the public hearing notices and the certified mailings.

At the June 4 meeting, the board voted to use the previously revised 2007 bylaws going forward.

Motion To: Insert the following added date of change to the Brownfield By-Laws.

The 2007 Brownfield Planning Board By -Laws were accepted by the Planning Board on June 4, 2019 to be used as the current bylaws going forward.

Made by: Lenny
Seconded by: Kurt
Vote: 4-0-0

Sonia told the board that the Water Extraction Ordinance was gone through line by line, there are a few spelling mistakes, extra spaces between letters, letters used as well as roman numerals within paragraphs, fees listed and the lawyer has suggested that no fees be included in the ordinance, if fees are listed, there can only be changes made to the fees by a vote of the townspeople. All fees need to be taken out except the escrow fees. Where there is a fee mentioned, the verbiage will be changed to: All fees are payable to The Town of Brownfield. The Selectmen are in charge of setting fees. The chair has asked The BCC (Brownfield Concerned Citizens) to work on an application for the ordinance and make a list of fees within the ordinance.

The town's attorney has suggested that a Public Hearing be held so that the townspeople know that the ordinance is done. The Selectmen have set the date for the special town meeting (August 20).

Cynthia suggested that the fee list also contain the language: Application fees are subject to change.

The Shoreland Zoning Ordinance needs to be updated. Sonia has been talking with Steve Sanborn, (Town Tax Assessor and previous CEO to the town) and Jesse Winters (current CEO) concerning volume and square footage. Sonia would like Mike Morse to come to a meeting with a presentation to help re-educate the board on Shoreland Zoning. Mike is working with other towns helping them to update their ordinance and at this point, we need to make sure that it is done correctly. The chair has asked the selectmen if the board could hire Mike and she has reached out to Mike to get an estimate of what the cost to the town would be to put this document in his hands. The selectmen have asked the board to find out how much money is left in the budget for legal expenses. The board would then use that amount as an initial payment and use money from the 2019-2020 budget that will be available on July 1.

Motion To: Allow Sonia to reach out to Mike Morse.
Made by: Kurt
Seconded by: Mitch
Vote: 4-0-0

Motion To: Go forward with having Mike Morse prepare the ordinance as long as the cost is under \$3000.00. The board will use the remainder of the 2018-2019 budget for an initial payment with the remaining balance to be paid upon completion from the 2019-2020 budget available on July 1.

Made by: Kurt
Seconded by: Lenny
Vote: 4-0-0

Correspondence was reviewed.

Jon Tanes sent an email inquiring about a retail license for recreational marijuana. The board stated that there is a moratorium and a permit cannot be issued at this time.

Motion To: Have a workshop on June 25 at 7 p.m.
Made by: Mitch
Seconded by: Kurt
Vote: 4-0-0

Motion To: Set the date of July 9 at 7 p.m. for the next Planning Board meeting
Made by: Kurt
Seconded by: Mitch
Vote: 4-0-0

Motion To: Adjourn
Made by: Kurt
Seconded by: Lenny
Vote: 4-0-0

The meeting adjourned at 8:15

Submitted by,

Chairperson,

Pam Thomas

Sonia Frye