



Brownfield Planning Board

Minutes of February 4, 2020

Members present: Sonia Frye (Chair), Kurt Wood (Vice-Chair), Deb Merrill, John Rice and Judi Tordo (alternate).

Members absent: Mitchell Dondero and Doug Heroux.

Others present: Mike Akers, Bill Reilly, Bruce Collins and Pam Thomas.

The meeting was called to order at 7:20. Five members were present, a quorum did exist and business could be conducted.

Motion: Judi will be a voting member in Doug's absence.

Made by: Deb

Seconded by: John

Vote: 5-0-0

Judi Tordo (alternate) will replace Doug Heroux should a vote be called.

Motion To: Accept the minutes of January 14 as written.

Made by: Deb

Seconded by: John

Vote: 5-0-0

Motion To: Accept the final proposed Planning Board budget for 2020-2021

Made by: Judi

Seconded by: Deb

Vote: 5-0-0

Mike Akers

Maine Construction Management

Mike is representing Steven and Nancy Kocur. The Kocurs have property located in the Shoreland Zone, located on Ward Drive. (Tax Map U1-Lot 28) Registry of Deeds Book 253, page 262.

An authorization letter dated January 31, 2019 was submitted allowing Mike to address the board. Also submitted, the new proposed house plan and a letter from the CEO, Michael Vane informing members that the builder has submitted adequate

plans and permits that meet the proposed renovations. The addition does meet state and local codes and current setbacks required.

The builder will remove the porch and add 59.06 feet to the existing layout of the porch and combine the area to be a total of 209.06 square feet of living space. 32 square feet will go back into the shore land set back. A new deck will be added off of the new addition that will take 87.5 square feet toward the property line still within setback, 21 square feet will go into shore land set back.

At this meeting, Mike stated that 56 square feet will be added to the screen porch. Mike stated that on the other plans submitted on January 14, the owners were hoping for a variance.

Motion To: Accept the new plan dated February 20, 2020 as submitted

Made by: Deb

Seconded by: John

Vote: 5-0-0

Bruce Collins

Correspondence received from Bruce dated January 15 and placed in the folder for review at this meeting was withdrawn from Bruce earlier in the day. The correspondence reviewed at this meeting was submitted today, February 4th. The three page hand written letter was read to all present.

Bruce stated that this board is the first to recognize what I have said in 16 years. Bruce stated that the Planning Board has had no consideration of the Comprehensive Plan.

Sonia stated that some of his questions have already been answered by the attorney. (See attached reply from town attorney dated August 17, 2017)

Bruce stated that he wants today's letter scanned to the town's attorney).

It was suggested that before spending town's money on the attorney, a copy of this could be sent to Phil Carey who handles comprehensive plan issues in the state.

Bruce went on to ask about what he considers a discretion in the water extraction ordinance that the CEO and the Planning Board are responsible to issue permits.

Members stated that the proposed water extraction ordinance was reviewed by three different lawyers. Bruce would like to see the definition of a spring changed.

Motion To: Send Bruce's questions to the state.

Made by: Kurt

Seconded by: Deb

Vote: 5-0-0

Bill Reilly

Tax Map R2-Lots 2-4 and 2-5

Bill Reilly was present to submit paperwork for a boundary line adjustment. The property is located in Saco River Shores, a subdivision. Bill owns both parcels of land and provided a preliminary plan, a town tax map showing the location of the property, warranty deed recorded on 11/13/2019 and a warranty deed recorded on 6/27/ 2017. Bill was not on the agenda but asked if he could present the preliminary plan before going through the expense of having a final plan drawn up. Bill will be placed on the agenda in March.

The Selectmen have asked if members would be able to change the day of their meetings. The Selectmen meet on Tuesdays and during some meetings need more time to complete their business. Members decided to keep the first Tuesday of each month as their meeting night. The board will accommodate the Selectmen on other Tuesdays and meet in the office for their workshops.

Members will meet on February 11th and February 18th for their workshops. The next meeting will take place on March 3 at 7:00.

There is a workshop in Portland on May 13 for Short Term Vacation Rentals. Three members will be attending the workshop, the secretary will register Pam, Deb and Kurt.

Members will be reviewing the Informational page for the Commercial Business Application, the secretary will email members the current copy.

There is a non permitted business in town. Members would like to CEO to address this matter.

Motion To: Adjourn the meeting

Made by: Sonia

Seconded by: Deb

Vote: 5-0-0

Submitted by,

Chairperson,

Pam Thomas

Sonia Frye

