

Planning Board Meeting Minutes

April 5, 2018

Members present: Marlene Colvin, Daniel Taggart, Andrea Sparrow, Terry Shepherd, Jason Daugherty, *Jim Lothridge, *Jane Hubert

*Jim and Jane had to leave early for a School Board Meeting

Others Present: Elwood Ellis, Jim Pepin, Sherry Boudreau, John Babb Jr., Sarah Perkins

Minutes Taken By: Sarah Perkins

6:34pm Marlene brought the meeting to order, and began election of officers.

Jane Hubert made a motion to elect Marlene Colvin as Chair. Dan Taggart second the motion. 7-0 Vote.

Jim Lothridge made a motion to elect Terry Shepherd as Vice Chair. Dan Taggart second the motion. 7-0 Vote.

6:35pm Jim Lothridge and Jane Hubert were newly elected to the MSAD 11 School Board which makes them unavailable for the Planning Board Meetings as both boards meet the first Thursday of each month. Jim Lothridge made a motion to change the Planning Board Meetings Going forward to the second Thursday of each month, Andrea Sparrow Second the motion. 7-0 Vote.

6:40pm Previous month's minutes will be approved at the next meeting.

6:45pm Elwood Ellis submitted a sub-division application on Dorothy Moulton's Behalf. Dorothy is the land owner, and Elwood is the applicant on the Application. Dorothy has 12 acres of land on the Hunts Meadow Road and Would like to sell the piece as an approved 5 lot subdivision to a potential Developer. Realtor Jim Pepin, who is interested in selling this for her, questioned the board as to whether a road needed to be built or not, and if so, would it be required to be paved. The first three proposed lots are accessible from the Hunts Meadow road, and the remaining two lots would only be accessible by building a road. The board recommended that Mr. Ellis and Mr. Pepin speak with the Town's Code Enforcement Officer, Ernie Martin, and the Town's Road Commissioner, Sam Snow, regarding the requirements of a sub-division road. Marlene Colvin will invite both Ernie Martin and Sam Snow to the next planning board meeting on May 10, 2018.

Marlene made the suggestion that Mr. Ellis may want to consider selling this property in two phases. Sell the first three lots as Phase 1, then build the road and sell the remaining 2 lots as Phase 2.

Elwood Ellis and Jim Pepin are scheduled to come back to the May 10, 2018 Planning Board meeting at 6:45pm.

7:10pm

John R. Babb Jr., submitted a business application using the old sub-division/business application. He proposes to use an existing garage that he is renovating as an auto sales and auto mechanic shop. The board reviewed his application and instructed him to add more measurements to his drawing, ie., measurement from the side of the building to the ditch, as well as measurements from each side of the building to each boundary. The board also recommended that Mr. Babb submit a new application on our new business application which Sarah will email to him at johnryanbabb9312@gmail.com. Marlene also suggested that Mr. Babb speak with Code Enforcement Officer, Ernie Martin, and Road Commissioner, Sam Snow, regarding doing a business on Route 27, as well as checking in with the State of Maine regarding what the State may require for licensing to sell cars. Mr. Babb will be put on the agenda for the May 10, 2018 Planning Board Meeting at 7:15pm.

7:35pm

Sarah Perkins submitted a business application using the new application form to open a small retail space in her home. Sarah and Matt Perkins own and operate Ledgeway Farm where they raise dairy goats using the milk to make and sell goat milk soap. They currently have an online business, a wholesale business, and sell at fairs and shows, but would like to add a retail space where people could come to the farm to purchase items. Sarah would like to put up a sign on her property and would comply with the board's mandate that it could not be larger than 4'x8'. The board schedule a "walk-through" Saturday April 28, 2018 at 9:00am at Ledgeway Farm.

7:51pm

Marlene Colvin made a motion to adjourn the meeting. Terry Shepherd second the motion. 5-0 vote.