

Town of Belgrade
Planning Board

Meeting Minutes 01-04-2024

This meeting can be watched at: <https://www.youtube.com/watch?v=IOpvQrDMFEs>

Call to order

A meeting of the Town of Belgrade Planning Board was held at The Belgrade Town Office at 990 Augusta Road Belgrade, ME 04917 on January 4th, 2024, at 6:00 P.M.

Board members present: Richard Baker, Nick Zaccaro, George Seel, Craig Alexander, and Sara Languet

In-person attendees: Code Enforcement Officer – Hans Rasmussen, Christine Emmons, Carol Johnson, Kathy Atkinson, Andy Dunbar, Rick Rollins, Lynn Mattson, Phyllis Matson, Liz Fontaine.

New Business

1. **Applicant:** Friends of Belgrade Lakes Village
Location: Main St. Map: 25 Lot: 006
Purpose: 50 Space Public Parking Lot

Discussion:

Sara Languet read the Findings of Fact for the public. CEO, Hans Rasmussen, sent letters to the abutting properties with 1 reply of concern from a Toby Sud-division landowner. Concerns were speed, traffic entering/exiting from West Road, foot-traffic, and litter. Extensive discussion from the board on creating less traffic with people not searching for parking. Carol Johnson read a letter from another Tobey landowner stating that members of the Tobey Landowners Association are for the parking lot and no objections have been made during their member meetings. Sara Languet made a request for Carol to ask the sender for permission to forward the statement to the Town Clerk, Mary Vogel. The board asked Andy Dunbar if there was a phosphorus control plan that meets the 0.037 pounds per year standard and how. Andy answered that there will be a net decrease in impervious areas and net increase in vegetated areas creating a reduction. Numbers were included in the site plan. George Seel said that was adequate.

Decision:

The Planning Board reviewed the findings of fact and conclusion of law. The application was approved with the condition that the D.E.P. name and certification

number are submitted to the C.E.O. before the start of construction. The board voted in favor of all findings of fact and conclusion of law by a vote of 4-0 with Sara Languet abstaining.

Old Business

1. KVCOG – LD 2003

Discussion:

KVCOG has sent a communication. They are ready to take the Town of Belgrade's case to make amendments to ordinances to comply with the LD 2003 requirements. Grainne Shaw will be meeting on Wednesday, January 10th and Friday, January 12th from 5:30 to 6:30 for the COMP. Plan review. She has agreed to meet with the Planning Board at 4. These will not be public meetings, but a clinic for the board. The deadline to comply with the state law is July 1st, 2024. KVCOG has all effected ordinances. Discussion of what should be done at the first meeting with KVCOG. Discussion of where other towns are in the LD 2003 requirements process. Sara Languet will meet with KVCOG rep, Grainne Shaw, on Friday January 12 at 4 P.M. and would like at least one other board member to join but will be there either way. Discussion of adding an extra Planning Board meeting on the 25th of January to meet the deadline to be on the ballot for the June town meeting. George Seel feels this is making a good faith effort.

2. Approve Previous Minutes

12-7-2023

Discussion:

Under board member names remove "and" after Craig Alexander. Add Hoogland after Eric. Change Wood to Lynn. Remove second "s" from Phylis. Under new business after purpose change to "50 Space Public Parking Lot." First line second word, remove "s" from applicant. First line, insert "plan to" before "gift to the Town of Belgrade." Second line, add a period after Planning Board and capitalize "s" in some. Third line add "MDOT highway access permit" to the key points. Under decision, first line, it should say ".... complete except for the name and...." Second line add a period after contractor. Make "this" after the period capitalized and change

sentence to “This will be addressed by a condition of approval.”
Under old business – KVCOG – Discussion- line 4 change Sara
Languet to George Seel. Under other discussion line 4 change Sydney
to Sidney.

Decision

Craig Alexander motioned to approve the minutes as amended,
George Seel seconded the motion, and the board voted in favor by a
vote of 5-0.

CEO Update

Discussion

Colon Clark from D.E.P. will be at the next meeting on January 18th for
Shoreland Zoning training.

Other Discussion

Discussion

The board discussed inviting 2 people from the following towns within the
Belgrade water shed to the next meeting for the DEP training: Rome,
Oakland, Sidney, Mt. Vernon, and Smithfield. As well as the Board of Appeals
and the Select board. There was extensive discussion of how to prepare for
the training.

Adjournment

Peter Sargent motioned to adjourn the meeting at 8:10 P.M. Nick Zaccaro seconded
the motion, and the board voted in favor 5-0.

Kelsey Libold

Secretary

Date of Approval