

Town of Belgrade Planning Board Meeting Minutes for January 16, 2020

Meeting was called to order at 7:00 pm

Review and pass minutes: NONE

Present Board Members: Peter Rushton (Chair), George Seel, Richard Baker, Craig Alexander, Gary Fuller (CEO)

Present Other: Anthony Wilson (Town Manager), Shawn Grant, Samantha Grant, Kathi Wall (Selectboard)

Old Business

1. Shoreland Map and Guidelines example approval.

Mr. Seel reviews the slight changes made since last month's meeting to the shoreland zoning site plan guidance document. Board members offered no other changes. Motion made by Mr. Baker to accept the guidelines and sample site plan as part of the shoreland zoning permit application. The motion was approved by a vote of 4-0. Effective immediately, the new materials will be distributed to each shoreland zoning applicant.

2. Mr. Fuller briefly previewed the next board meeting on Feb. 6. The agenda will include discussing a scope of services with a Kennebec Valley Council of Government planner who will be assisting the Board in crafting a new subdivision ordinance. That discussion will occur from 7 p.m.-8 p.m., at which time the Board will continue its consideration of Stephen Jones' permit application.

New Business

1. Shawn Grant asked to have a discussion with the Planning Board.

Mr. Grant reported he is considering transitioning his property at 21 Hulin Road into a commercial entity beyond the home-based business for which he is currently permitted. He requested guidance on what he needs to do. Mr. Grant noted his 2008 home occupation permit allows for only 2 employees and he needs at least 4 for his business. Board members noted there is no provision for expanding a home occupation permit from more than two employees, so growing Brightside would make it subject to the commercial development review ordinance. Board members suggested that if Mr. Grant were to apply for a permit through the commercial development review process, he could expand the number of employees along with applying for approval for his boat storage activities on a contiguous property. Mr. Grant assures that property has the 200 feet of road frontage required under the commercial development review ordinance's minimum lot size regulation. In response to a question from Mr. Grant about whether he could apply for a permit for leased property, Mr. Seel explained a minimum 10-year lease is required under the commercial development review ordinance.

Respectfully submitted by Anthony Wilson, Town Manager.