

Town of Belgrade Planning Board minutes

Dec. 3, 2020

Present: Board members Peter Rushton, George Seel, Mac Stocco, Peter Sargeant, and Rich Baker; Code Enforcement Officer Gary Fuller; Deputy Clerk Sheila Thorne; Mark Winters (H.T. Winters Co), Cheryl and Ralph Vintinner, Richard Duncan

OLD BUSINESS

- A. Subdivision application** – Applicant: William Desmond. Owner: Bella Casa. Location: Oakland Road/Routes 8 & 11, Map 10, Lot 40. Purpose: develop three-lot subdivision.

Re-submitted from the Nov. 5, 2020 Planning Board meeting with required information: Planning Board site visit notes (conducted by George Seel); waiver requests (pursuant to Articles 14.1 and 14.2 of Belgrade's Subdivision Ordinance) for the stormwater run-off management plan requirement and the hydrogeological survey, and; copies of the green certified letter cards as proof of the abutter letter application requirement.

George Seel motioned to deny the waiver request for the hydrogeological assessment/survey request. Peter Sargent seconded the motion. 5 for/0 oppose

Rich Baker motioned to accept the waiver request for the stormwater run-off management plan requirement. Peter Sargent seconded the motion. 4 for/1 oppose MStocco

George Seel motioned to table the Subdivision application pending the hydrogeological assessment/survey as required by Belgrade's Subdivision ordinance. Rich Baker seconded the motion. 5 for/0 oppose

- B. Shoreland Application** – Applicant: H.T. Winters Co. (Mark Winters) Owner: Cheryl and Ralph Vintinner. Location: 37 Pickerel Lane, Map 36 Lot 14, shoreland on Great Pond. Purpose: non-conforming lot (convert existing second-floor Cape to full second floor on same footprint; replacing one bedroom with bathroom. Re-submittal from Nov. 19, 2020 with required documents:
- *Complete the remainder of the application;*
 - *Provide a picture showing the side view of the building;*
 - *Provide a drawing of the side view of the building and indicate the height from the ground (notate the allowed max height of the addition);*
 - *Provide an authorization letter from the Vintinners allowing H.T. Winters Co/Mark Winters for the construction work.*

Mac Stocco motioned to accept and review the application now that it is complete. Peter Sargent seconded the motion. Motion failed and revised with a friendly amendment, as follows:

Mac Stocco motioned to accept and review the application now that it is complete, noting that Belgrade's Shoreland Zoning Ordinance requirements and conditions will be addressed with the Finding of Facts review and voting process. Peter Sargent seconded the motion. 4 for/0 oppose/1 absent RBaker

*Rich Baker motioned to approve the Shoreland application for the Vintinners at 37 Pickerel Lane based on the positive Findings of Fact vote and meeting the review criteria in Shoreland Zoning Ordinance Section 16.D, with the following condition: manage roof storm water run-off from structure in accordance with Section 15.1 of the Shoreland Zoning Ordinance and Department of Environmental Protection's (DEP) **Best Management Practices** as outlined in the Conservation Practices for Homeowner's publication. George Seel seconded the motion.*

5 for/0 oppose

PB completed the Finding of Facts template and voted on each requirement as being met, 5 for/0 oppose. **See separate document in Vintinner's application file.

NEW BUSINESS

- C. Shoreland Application – Applicant: Carolee and Richard Duncan; Owner: Carolee and Richard Duncan; Location: 118 Bickford Place, Map 45 Lot 18, shoreland on Salmon Lake. Purpose: enclose existing deck 10x28' to 3,640 cu. ft., addition proposal 15x15', 2,250 cu. ft.

George Seel motioned to table the application pending more information and revision to the construction since the proposed footprint will exceed over the 20% lot coverage. Peter Sargent seconded the motion. 5 for/0 oppose

OTHER BUSINESS

Rich Baker motioned to approve the PB meeting minutes from Nov. 19, 2020 as amended. George Seel seconded the motion. 5 for/0 oppose

PB and Code Enforcement Officer will inquire on a Subdivision Finding of Facts template similar to the Shoreland Zoning template.

PB will schedule a meeting to continue reviewing and discussing the Town's **Subdivision Ordinance** with KVCOG planner Charles Tetelman on the Dec. 17, 2020 Planning Board meeting agenda.

ADJOURN - 9:25 PM