

Town of Belgrade Planning Board minutes

Dec. 17, 2020

Present: Board members Peter Rushton, George Seel, Mac Stocco, Peter Sargent, Craig Alexander, and Rich Baker; Code Enforcement Officer Gary Fuller; Deputy Clerk Sheila Thorne; Carolee Duncan; Adam Gardner; Charles Tetelman, Kennebec Valley Council of Governments planner

OLD BUSINESS

- A. 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', 3,640 cu. ft. addition proposal 15'x15', 2,250 cu. ft. non-conforming lot.

Re-submitted from the Dec. 3, 2020, Planning Board meeting when found incomplete. Upon review, the Board found the application continued to lack a side view drawing; and the site plan had not yet been clarified to show the distance to the lake from the camp and the proposed structure additions. Mrs. Duncan clarified the camp is actually 50 feet from the normal high water line, not 75 feet as shown on the site drawing. The Board therefore concluded the proposed addition to the camp's existing footprint was not allowed by the ordinance since the existing camp is within 75 ft. of the lake and already exceeds 1,000 sq. ft. of footprint. Ms. Duncan will submit an amended application and site plan. Enclosing the deck since it does not add to the structure's footprint would be allowed under the ordinance.

George Seel moved to table the application pending additional information needed. Rich Baker seconded the motion. 5 for/0 oppose/1 abstain (Craig Alexander – technical difficulties with Zoom)

Information needed prior to PB review:

- 1) Provide a drawing of the building depicting the height of the proposed construction.
- 2) Correct the drawing showing the accurate high water mark to the building and eliminate the 225 sq. ft. addition from the site drawing and application.
- 3) Correct item 8 on the application "square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios."
- 4) Adjust the drawing to correctly depict item 8 on the application.

- B.** Reviewed Town's **Subdivision Ordinance** with KVCOG planner Charles Tetelman. PB will inquire on DOT map that shows the scope of salt well contamination. Review of the State model ordinance will resume with the traffic and road standards (10.15).

NEW BUSINESS

Shoreland Application – Applicant: Adam Gardner; Owner: Kurt Lindeland; Location: 285 Foster Point, Map 34 Lot 6, shoreland on Great Pond. Purpose: add sauna, office, and changing room.

Easily corrected details of the application were identified by the Board and will be addressed by the addition of conditions to the approval. *George Seel moved to approve the application contingent on two conditions: 1) amend site plan with corrected proposed unvegetated area prior to Jan. 15, 2021; 2) provide total area of cleared openings and woody vegetation prior to Jan. 15, 2021. Peter Sargent seconded the motion. 5 for/0 oppose*

OTHER BUSINESS

George Seel moved to approve the PB meeting minutes from Dec. 3, 2020, as amended. Rich Baker seconded the motion. 5 for/0 oppose

PB will schedule a meeting to continue reviewing and discussing the Town's **Subdivision Ordinance** with KVCOG planner Charles Tetelman and DOT's hydrogeologist Dwight Doughty on the Jan. 7, 2020, Planning Board meeting agenda.

ADJOURN - 9:45 p.m.