

# **Town of Belgrade Planning Board**

**Jan. 7, 2021 / 6 p.m.**

**This meeting was conducted online. A recording of the meeting can be viewed at  
<https://youtu.be/OWqzLeyeGu4>**

## **MINUTES**

**Present:** Planning Board members Peter Rushton, George Seel, Craig Alexander, MacGregor Stocco, Rich Baker; Town Manager Anthony Wilson, Maine DOT hydrogeologist Dwight Doughty; Code Enforcement Officer Gary Fuller; Kennebec Valley Council of Governments Planner Charles Tetelman; Carolee Duncan; Deputy Clerk Sheila Thorne; Fred Perkins

Board Chair Peter Rushton called the meeting to order at 6:02 p.m.

### **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 10'x28', 3,640 cu. ft. (non-conforming lot and non-conforming structure)

This was a resubmittal of an application previously considered Dec. 3, 2020, and Dec. 17, 2020. Mr. Seel moved to approve the permit with two conditions: 1. The area of the former hot tub must be revegetated no later than June 15, 2021. 2. Stormwater runoff from the new roof area must be managed in accordance with the Maine Department of Environmental Protection (DEP) stormwater management practices as outlined in DEP publication "Conservation Practices for Homeowners." Such measures must be in place no later than June 15, 2021. Mr. Alexander seconded the motion. Motion approved 4-1, with Mr. Stocco opposing.

- B. Continued review of Town's Subdivision Ordinance** with KVCOG planner Charles Tetelman and MEDOT hydrogeologist Dwight Doughty. Mr. Doughty spoke to the Board about the extent of the salt well contamination in the Depot area bordered by Route 27, Routes 8/11 and Cemetery Road. After much discussion, the Board asked Mr. Tetelman to explore the possibility of a zone in the contaminated area in which a hydrogeological assessment would be necessary for any development. The Board agreed that would generally be unnecessary in other parts of town unless a search of DEP databases indicated past contamination on the property or on abutting lots. Mr. Tetelman will explore the ease of accessing and using those databases. He will report back to the Board on both matters and continue the subdivision discussion on Feb. 4, 2021.

## **OTHER BUSINESS**

- A.** Consideration of **meeting minutes** from Dec. 17, 2020. Mr. Seel moved approval of the minutes as amended. Mr. Baker seconded. Motion approved 5-0.

## **ADJOURN**

The meeting adjourned at 9:32 p.m.