

Town of Belgrade

Planning Board

May 6, 2021 / 6 p.m.

This meeting was conducted online. A recording of the meeting can be viewed at:

<https://youtu.be/m77Ny3htFpE>

MINUTES

Present: Planning Board members Peter Rushton, George Seel, Rich Baker, Sara Languet, Pete Sargent, Code Enforcement Officer Gary Fuller, Mark Thibodeau, Adam Gardner, Kate Diberardino

Call to Order by Chairman Peter Rushton

1. OLD BUSINESS

A. SHORELAND APPLICATION – Applicants/Owners: Couloir Real Estate

Holdings LLC/Adam Gardner. Location: 317 Wanser Lane (Great Pond), Map

39 Lot 14. Purpose: nonconforming lot and nonconforming structure (new year-round house).

Finding of facts completed Vote of approval 3-0 (Peter Rushton and Pete Sargent abstained due to not attending original meeting.)

B. SHORELAND APPLICATION –

****Discussion and Policy Determination for the Definition of ‘height of a structure’.****

Applicants/Owners: William and Laura

Feder/Elliot Thayer (Thayer Engineering). Location: 163 Burton Woods Rd

(Great Pond), Map 37 Lot 24. Purpose: nonconforming lot and nonconforming structure (demolish and replace existing residence).

Motion by George Seel to accept the rational and recommendation of Rich’s memo from May 1, 2021 to continue past practices of max height, closest point to the lake and 2nd by Sara. 5-0. Rich will send a memo to Colin and call him.

C. SHORELAND APPLICATION – Applicant/Owner: Mark Thibodeau. Location:

24 Sunfish Lane (Great Pond), Map 41 Lot 9. Purpose: non-conforming lot (structure is conforming). Proposed construction or change in use: remove roof of existing garage and add another story consisting of large family room and small bath.

Finding of facts completed with following conditions:

- 1) Follow DEP's stormwater best management practices. Vote of approval 4-1-0 *Sara Languet abstained due to not being part of original discussion.
- 2) Construction and use shall not include cooking facilities.
- 3) Contingent to providing DEP Contractor number to Code Enforcement Officer.

2. NEW BUSINESS

A. COMMERCIAL APPLICATION – Applicants/Owners: Kathryn DiBerardino

(applicant)/Ladies of the Lakes (owner); Location: 11 School Street; Map 25 Lot 60.

Purpose: Renovate existing structure. Will not change square footage (2/3 of building will be residential; 1/3 building dedicated to classroom space).

Check list discussed and the following is needed:

- 1) Town tax map
- 2) Topographical map
- 3) Email information to the Fire Department
- 4) Email a waiver for Control plan and DEP certified Contractor.

The Planning Board will email application to the Fire Chief.

Parking spaces need more work so Kate Diberardino will be working with the Code Enforcement Officer regarding how many are needed and Kate will be reaching out to the church's regarding using some of their parking spaces.

B. COMMERCIAL BUSINESS ACTIVITY INQUIRY - Past and future uses of 1005

Augusta Road, currently operating as Belgrade Canoe & Kayak. Code Enforcement Officer.

Waiting for the outcome of the Tuesday meeting between Shawn, Town Manager and

3. OTHER BUSINESS

A. Consideration of meeting minutes from April 15, 2021 and April 20, 2021.

Minutes of April 15, 2021 needs more clarification on old business 2nd paragraph. Motion made by George Seel to table the minutes of April 15, 2021 pending revision, 2nd by Sara Languet. 4-0 Tabled.

Motion to pass minutes of April 20, 2021 as amended by Rich Baker, 2nd by Sara Languet 3-0. Peter Rushton and Pete Sargent abstained due to not attending the meeting.

Motion to adjourn by Sara Languet, 2nd by George Seel. Adjourned