

**Town of Belgrade  
Planning Board  
June 17, 2021 / 6 p.m.**

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

<https://youtu.be/0yLHvoozsY8>

**MINUTES**

**Present: Planning Board Members Peter Rushton, George Seel, Rich Baker, Sara Languet, Craig Alexander, Code Enforcement Officer Gary Fuller, Planning Board Secretary Julie Morrison, Dana Carmichael, Tim Pieh, Samantha Grant, Shawn Grant, Fred Rancourt, Catherine Gemma, Robert Douglas, Barbara Allen, Amanda Meader, Leonard Reich, Jeff Allen, Stacey Richard, Sheila Thorne, Town Manager Anthony Wilson, Rick (?)**

**Call to Order at 6:08 pm by Chairman Peter Rushton**

**1. OLD BUSINESS**

**A. SHORELAND APPLICATION – \*\* Permit amendment request \*\***

Applicant/Owner: Frederic Rancourt.

Location: 93 Ambrose Cove Road (Messalonskee Lake), Map 47 Lot 2

Purpose: nonconforming lot and non-conforming structure relocate 10 x 16 shed as previously approved by the PB on April 13, 2021. Move shed from under the power line.

**A motion by Rich Baker and 2<sup>nd</sup> by Sara Languet to approve the Permit amendment request. 3-0 approved. Only members that approved original permit voted. Rich Baker, Sara Languet and George Seel.**

**2. NEW BUSINESS**

**A. SHORELAND APPLICATION –**

Applicant/Owner: Robert Douglas/Catherine Gemma

Location: 43 Lupine Drive (Belgrade Stream), Map 4 Lot 47

Purpose: Add 10'x20' shed (conforming structure) on a non-conforming lot.

**The Findings of facts was completed, and 2 conditions set:**

- 1) *Manage stormwater run-off from new or expanded structure(s) in accordance with Section 15(l) of the Belgrade Shoreland Zoning Ordinance and the Maine Department of Environmental Protection's (DEP) Best Management Practices***
- 2) Will not exceed the 25' maximum height limit.**

**Motion to approve application with conditions. 4-0-1 Rich Baker abstained; he was not present when discussion started.**

**B. COMMERCIAL DEVELOPMENT in SHORELAND ZONE APPLICATION –  
\*\* Change of use of prior approved application \*\***

Applicants/Owners: Brightside Wooden Boat Services, Inc. / Shawn Grant  
Location: 21 Hulin Road, Map 26 Lot 58  
Purpose: New commercial use (home-occupation business to a commercial operation). No new construction.

**Motion by George Seel to seek legal advice from the Town Attorney regarding lot size. 2<sup>nd</sup> by Rich Baker 4-1**

**Motion by George Seel to enter into public record of the Shoreland Zoning application – the Chemical inventory, use, storage, and handling submitted during the Commercial Permit application. 2<sup>nd</sup> by Sara Languet. 5-0**

**Motion by Rich Baker to table the application pending information regarding legal interpretation of Ordinance. 2<sup>nd</sup> by George Seel.**

**Special request from chairman Peter Rushton – In regard to this case, the next meeting information will be shared with Jeff Allen and the Grant's attorney.**

**C. SHORELAND APPLICATION –**

Applicant/Owner: Summit Construction / Tim Pieh & Amy Madden  
Location: 33 Rough Lane (Great Pond), Map 33 Lot 7-B  
Purpose: Construct 8'x12' addition for a bedroom (non-conforming structure and non-conforming lot).

**The Finding of facts was completed with a condition:**

- 1) *Manage stormwater run-off from new or expanded structure(s) in accordance with Section 15(l) of the Belgrade Shoreland Zoning Ordinance and the Maine Department of Environmental Protection's (DEP) Best Management Practices.***

**Motion by Rich Baker to approve the addition as proposed in the application with 1 condition as listed. 2<sup>nd</sup> by George Seel. 4-0-1 Sara Languet abstained from voting for personal reasons.**

**3. OTHER BUSINESS**

**A. Consideration of meeting minutes from May 20, 2021, and June 3, 2021.**

**Minutes from May 20, 2021, meeting was approved at the June 3, 2021, meeting with revisions. No action was taken on previously approved minutes.**

**Motion to approve the June 3, 2021, minutes with revisions by Rich Baker.  
2<sup>nd</sup> by Sara Lanquet. 5-0**

Next meeting is scheduled for July 1, 2021.

Motion by George Seel to adjourn the meeting. 2<sup>nd</sup> by Sara Languet. Meeting adjourned at 9:10 pm.

**ADJOURN**