

Town of Belgrade Planning Board Meeting Minutes for September 17, 2020

Meeting was called to order at 6 p.m.

Review Minutes: NONE

Present Board Members: Peter Rushton(Chair), George Seel, Mac Stocco, Craig Alexander, Peter Sargent, Gary Fuller(CEO).

Present Members: Adam Gardner, Loyce Hayslett, Bill Desmond, Nick Aschauer (KVCOG)

Zoom Link:

<https://us02web.zoom.us/j/83033101494>

OLD BUSINESS

1. Sub-Division Discussion with Nick from KVCOGG (1 Hour)
The Board went over article 10 from the model sub-division ordinance.

2. Commercial Application
Applicant: GPM Properties (Adam & Stephanie Gardner)
Owner: Same
Location: Main Street
Map: 26 Lot: 1
Purpose: Add 2nd floor to existing building for retail space.

Adam provided the Board with all the items they said they needed to make a decision on it being complete. Adam did say he does not have the letter from the Fire Chief and the septic system permit is not signed yet, but it will as soon as Gary Fuller, the local plumbing inspector, gets a chance. The Board said the application was complete and were ready to move to the next step. George made a motion that the application is complete with future receipt of response from the Belgrade Fire Chief. Craig seconded the motion, and it was passed unanimously.

NEW BUSINESS

1. Shoreland Application

Applicant: Adam Gardner

Owner: Great Pond Marina

Location: Maine Street, Belgrade Lakes

Map: 26 Lot: 1

Purpose: Build floor, build floor inside existing building for retail space.

The Board reviewed the application that Adam Gardner provided. George did bring up the fact that he believes that the project does not meet the minimum lot size ordinance standard in the Shoreland Zoning Ordinance page 28. Mac Stocco brought up the fact that the ordinance talks about non-conforming and he interprets it saying if you are not making the non-conforming lot more non-conforming then everything should be fine. George disagreed with that interpretation. The rest of the Board agreed with Macs interpretation that the lot size standard is not applicable in this case. Mac made a motion to approve the application with the condition that any further construction would not increase the impervious coverage. Craig seconded the motion, and it was approved 4(Peter Rushton, Peter Sargent, Craig Alexander, Mac Stocco)-1(George Seel)-0.

1. 3 Lot Subdivision

Applicant: Bill Desmond

Owner: Same

Location: 330 Oakland Road

Map: 10 Lot: 40

Purpose: Subdivision

The Board reviewed the pre-application for this proposed minor subdivision and saw that there many things that needed to be included with the application for the Board to decide whether to the application was complete. The Board went through the 12 items that are needed for a complete application. Bill stated that it will take a little bit to get all that and he wanted to get this approved before the moratorium. Gary Fuller, town CEO, assured him that since he got his application in before the moratorium took affect his application will fall under the current ordinance. Bill Desmond said he could possibly make it to the Nov. 5th meeting. The Board made no motion on the application.