

# Town of Belgrade Planning Board minutes

Nov. 5, 2020

**Present:** Board members Peter Rushton, George Seel, Craig Alexander (left at 8:33pm), Mac Stocco and Rich Baker; Code Enforcement Officer Gary Fuller, Deputy Clerk Sheila Thorne, Tyler Redlevske, David Paquet, Cindy Paquet, Derek Bard, Adam Gardner, William Desmond, Shari Hamilton, Eric and Yvonne Forsbergh

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

## 1. OLD BUSINESS

- A. **Shoreland application** – Applicant and owner: Eric and Yvonne Forsbergh. Location: 17 South Sandy Cove Road, Map 18 Lot 10. Purpose: non-conforming lot (new construction of 16x12 bunkhouse with a toilet, bathroom sink, no kitchen, outside shower with built-in drain, wood and metal roof). PB members conducted site visits of the property in October.

*George Seel motioned to approve the application provided it is amended to reflect the following conditions: 1) manage roof storm water run-off from new structure in accordance with Department of Environmental Protection's (DEP) **Best Management Practices** as outlined in the Conservation Practices for Homeowner's publication. Such measures to be put in place prior to building use. 2) Structure may not contain cooking facilities. Richard Baker seconded the motion. 5 for/0 oppose*

Eric Forsbergh will submit an amended application with the required conditions notated and a permit will be issued after that has been received and processed by the Planning Board.

- B. **Shoreland application** - Applicant: Tyler Redlevske. Owner: Margaret Michigan. Location: 46 Cedar Camp Road, Map 9, Lot 40A.05. Purpose: non-conforming lot and non-conforming structure (20x20 addition on rear of camp). Tyler submitted the required documentation as required by the PB. PB members questioned tree removal and requested a new hardwood tree at least six feet tall be planted. Applicant will replant up to 5-6 trees and will leave the stump and roots from the tree that is being cut down.

*George Seel motioned to approve the application provided it is amended to reflect the following conditions: 1) manage roof storm water run-off from new structure in accordance with Department of Environmental Protection's (DEP) **Best Management Practices** as outlined in the Conservation Practices for Homeowner's publication. Such measures to be put in place prior to building use. 2) Record site plan with Kennebec Registry of Deeds within 90 days of receipt of permit pursuant to Section 12.C.1.D of Belgrade's Shoreland Zoning Ordinance. 3) Replace trees that have been removed with six feet hardwood native species trees. Craig Alexander seconded the motion. 4 for/1 oppose MStocco*

- C. **Subdivision application** – Applicant: William Desmond. Owner: Bella Casa, LLC. Location: Oakland Road/Routes 8 & 11, Map 10 Lot 40. Purpose: develop three-lot subdivision. PB discussed pre-application and

preliminary application process and the 180-day subdivision moratorium that was approved by voters on November 3, 2020.

*Craig Alexander motioned to move forward with reviewing the application as William (Bill) Desmond is vested by submitting more than a pre-application sketch plan. George Seel seconded the motion. 4 for/1 opposed MStocco*

Bill discussed requesting waivers (pursuant to Articles 14.1 and 14.2 of Belgrade's Subdivision Ordinance) for 1) waving the stormwater run-off management plan requirement as there will not be buildings there 2) waiving the hydrological survey since the county does not indicate a significant amount of clay and sand.

Board tabled the application until the following items have been completed: 1) revisions to the application indicating waiver requests 2) site visit has been conducted by the PB. Bill has been scheduled to appear before the PB on December 3, 2020.

Bill will submit copies of the green certified letter cards as proof of the abutter letter application requirement.

George asked that Tyler Evans' subdivision be handled in a similar manner and be allowed to proceed since he also submitted more than a pre-application prior to the effective date of the moratorium ordinance. It was agreed that Sheila would inform Mr. Evans of this decision.

- D. Mac Stocco motioned to accept the Planning Board meeting minutes of October 15, 2020 as read. Richard Baker seconded the motion.  
4 for/0 oppose

## **2. NEW BUSINESS**

- A. **Commercial permit extension** – Applicant and owner: Shari Hamilton.  
Business: Hello Good Pie Bakery and Gourmet Kitchen. Location: 32 Main Street. Map 25, Lot 6. Purpose: extend permit one year. Shari was unable to begin and/or complete the project due to COVID-19.  
*Richard Baker motioned to extend Shari Hamilton's commercial building permit (construction of a bakery with 24 seats) twelve months from the date of the original expiration (new expiration August 1, 2021). George Seel seconded the motion. 5 for/0 oppose*
- B. **Shoreland application** – Applicant: Adam Gardner of G and L Contracting. Owner: Valerie Famularo. Location: 314 Timber Point Road, Map 8A, Lot 9. Purpose: non-conforming lot (remove garage and replace with bunkhouse).  
*Richard Baker motioned to approve the application provided it is amended to reflect the following conditions: 1) manage storm water run-off from new structure in accordance with Department of Environmental Protection's (DEP)*

***Best Management Practices*** as outlined in the *Conservation Practices for Homeowner's* publication. Such measures to be put in place prior to building use. 2) Structure may not contain cooking facilities. George Seel seconded the motion. 4 for/0 oppose

- C. **Shoreland application** – Applicant: Adam Gardner of G and L Contracting. Owner: Alanna York. Location: 142 Woodland Camp Road, Map 30, Lot 4A. Purpose: non-conforming lot (construct garage with living space above). *Mac Stocco motioned to table the application until the PB receives more information. The application needs to indicate that the construction will be a bunk house and not additional living space, there will be no cooking facilities, and the septic application should be amended to show that the system isn't being expanded but it will be a new one. Richard Baker seconded the motion. 4 for/0 oppose*

Adam will submit the letter that he received indicating that the malfunctioning septic system is a separate system than the new one being added for this construction. The PB will reschedule the application on November 19, 2020.

### **3. ADJOURN - 10:07 pm**