

Town of Belgrade Planning Board minutes

Nov. 19, 2020

Present: Board members Peter Rushton, George Seel, Craig Alexander, Mac Stocco, Peter Sargeant, and Rich Baker; Town Manager Anthony Wilson; Code Enforcement Officer Gary Fuller; Deputy Clerk Sheila Thorne; Geoffrey Stiff, John Cunningham, Chris Neagle, Charles Tetelman (KVCOG), Tim Wade, Adam Gardner, Mark Winters (H.T. Winters Co)

BUSINESS

- A. Findings of Fact and Conclusions of Law template** for Shoreland Zoning permit applications.

*Peter Sargent motioned to accept the **Findings of Fact and Conclusions of Law template** for Shoreland Zoning permit applications. George Seel seconded the motion. 0 for/5 oppose – motion failed*

*George Seel motioned to accept the **Findings of Fact and Conclusions of Law template** for Shoreland Zoning permit applications with the following friendly amendment to Peter Sargent's original motion, add the condition requiring storm water run-off management plan in accordance with Department of Environmental Protection's (DEP) **Best Management Practices** as outlined in the Conservation Practices for Homeowner's publication and 12.C.1.D of Belgrade's Shoreland Zoning Ordinance language to the form and implement the form beginning at the December 3, 2020 Planning Board meeting. Peter Sargent seconded the motion. 5 for/0 oppose*

PB discussed having the form in a fillable format and will discuss further who will complete the form during each application review. PB recommended submitting the form to the Selectboard to keep the board members apprised on the implementation.

- B.** Discussed and reviewed Town's **Subdivision Ordinance** with KVCOG planner Charles Tetelman. PB members are to review the Ordinance revisions and submit comments directly to Charles Tetelman at KVCOG, particularly regarding Articles 10 and 11.
- C.** Discussed and reviewed **Erosion and sedimentation control plan**, a condition of a Shoreland Zone permit issued at 326 Sandy Cove Road to Stephen and Jody Jones.

*George Seel motioned to approve the **Erosion and Sedimentation Control Plan** of September 12, 2020 for Stephen and Jody Jones at 326 Sandy Cove Road and require the plan as a condition for the shoreland permit. A formal letter will be issued to the applicant and interested parties indicating the acceptance and the requirement of the plan. Craig Alexander seconded the motion. 5 for/0 oppose/1 abstain MStocco*

- a. Discussion ensued between John Cunningham, Chris Neagle, and the PB re: the memorandum submitted by Chris Neagle, attorney for Geoffrey and Carolyn Stiff re: Stephen and Jody Jones application for as-built zoning approval 326 Sandy Cove Road, Map 20 Lot 10. PB wanted to state for the record that the documents pertaining the Shoreland application and permit will be kept as written public record.

- 6 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). Septic information provided as required from the PB on November 5, 2020. *George Seel motioned to approve the re-submitted application as meeting the review criteria in Shoreland Zoning Ordinance Section 16.D, with the following conditions: 1) manage roof storm water run-off from structure in accordance with Section 15.1 of the Shoreland Zoning Ordinance and Department of Environmental Protection's (DEP) **Best Management Practices** as outlined in the Conservation Practices for Homeowner's publication 2) Installation of cooking facilities in proposed structure are prohibited. Rich Baker seconded the motion. 3 for/2 abstain PSargent & CAlexander/1 oppose MStocco*

NEW BUSINESS

- A. Reviewed Belgrade Shoreland Zoning Map** – for Planning Board members to have as reference. PB inquired on the date of voter acceptance of the map.
- B. Shoreland Application** – Applicant: H.T. Winters Co. (Mark Winters) Owner: Cheryl and Ralph Vintinner. Location: 37 Pickerel Lane, Map 36 Lot 14, shoreland on Great Pond. Purpose: non-conforming lot (convert existing second-floor Cape to a full second floor on same footprint).

Peter Sargent motioned to table the Vintinner's application (permit # 20-78) until the following information is obtained:

- 1) Complete the remainder of the application;*
- 2) Provide a picture showing the side view of the building;*
- 3) Provide a drawing of the side view of the building and indicate the height from the ground (notate the allowed max height of the addition);*
- 4) Provide an authorization letter from the Vintinner's allowing H.T. Winters Co/Mark Winters for the construction work.*

Craig Alexander seconded the motion. 5 for/0 oppose/1 abstain RBaker

PB will re-schedule the application for the December 3, 2020 meeting.

OLD BUSINESS

Rich Baker motioned to approve the PB meeting minutes from Nov. 5, 2020 with the spelling correction of the word "ADJOURN". George Seel seconded the motion. 4 for/2 abstain PSargent & CAlexander

ADJOURN - 8:20 PM