

**Town of Belgrade
Planning Board**

August 4, 2022 / 6 p.m.

Belgrade Town Office

990 Augusta Road

Belgrade, ME 04917

This meeting will be conducted in person.

The public may also view the meeting and participate online at

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

A G E N D A

Call to order

A. OLD BUSINESS:

- 1. Review the amendments to the proposed Solar Ordinance**
- 2. Revisit the Commercial Application for the Watkins Family Farm with revisions.**
- 3. Revisit the John Lynch Landscaping application for completeness**

B. CEO UPDATE. Permit update.

3. OLD BUSINESS

- A. Consideration of Revised June 2, 2022, June 16, 2022 and July 7, 2022
Planning Board minutes**

4. ADJOURN

Town of Belgrade Planning Board

June 2, 2022 / 6 p.m.

Belgrade Town Office 990 Augusta Road

Belgrade, ME 04917

This meeting will be conducted in person.

The public may also view the meeting and participate online at

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

MINUTES

Present Board Members: Peter Rushton (Chair), George Seel, Craig Alexander, Peter Sargent
Present Other: Richard Greenwald(CEO), Anthony Wilson

OLD BUSINESS

A. Discussion and consideration of Commercial Development Review Ordinance amendments addressing commercial solar facilities.

The Board discussed changes to the CDRO in terms of solar facilities.

1. NEW BUSINESS

A. **COMMERCIAL APPLICATION** - Applicant(s): Sheridan Construction Corp. Location: 28 Old Route 27 Road. Map 4 Lot 37. Purpose: Construct 14,540 sq/ft. pre-engineered metal building to create a new pre-cast production facility. This is a non-shoreland conforming lot.

George mentioned to Richard that this permit was already approved. Richard looked around quickly and could not find it, but that doesn't mean it is not back there. The Planning Board discussed it more and are certain that this was already improved. They think it was back in Sept. of 2021. Richard will go look for that approved application and notify the board when it is found.

B. **CEO UPDATE.** Permit update. If time permits, discuss the conflicting language between the Multi-Family Dwelling Ordinance and the Minimum Lot Size Ordinance (see two sheets attached).

Richard and the Board discussed the conflicting language and decided to have the town attorney weigh in.

3. OLD BUSINESS

A. Consideration of May 5, 2022 Planning Board minutes, May 12, 2022 solar minutes, May 19, 2022 solar minutes

George made a motion to approve the May 5th minutes as written. Sara seconded the motion, and it was approved unanimously.

Sara motioned to approve the May 12th minutes as amended. George seconded the motion, and it was approved unanimously.

The Board tabled the May 19th minutes due to not having enough member from that meeting.

4. ADJOURN

Town of Belgrade Planning Board

June 16, 2022 / 6 p.m.

Belgrade Town Office 990 Augusta Road

Belgrade, ME 04917

This meeting will be conducted in person.

The public may also view the meeting and participate online at

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

MINUTES

Present Board Members: Peter Rushton(Chair), George Seel, Sara Languet, Craig Alexander.

Present Other: Richard Greenwald(CEO), Emily Greene, A Phil Kaplan.

1. OLD BUSINESS

A. Discussion and consideration of **Commercial Development Review Ordinance amendments** addressing commercial solar facilities.

The Board discussed changes to the CDRO in respect to solar facilities. They also discussed a public informational meeting for June 30th.

2. NEW BUSINESS

A. **COMMERCIAL APPLICATION** - Applicant(s): Kaplan Thompson Architects. Location: 58 Alford Lane. Map 12 Lot 10-8. Purpose: Demolition of existing cottage down to the foundation. Replace with a new cottage on the existing foundation. This is a non-conforming lot and structure.

The Planning Board reviewed the application. They then went through the findings of fact and approved the application with five conditions.

1. Prior to the start of construction submit a letter to the CEO documenting that 2sqft will be removed from the lakes side of the deck.
2. Submission to Belgrade CEO a certified DEP contract number.
3. Demonstrate the adequacy of waste water disposal system by submission to and approval of form HHE200 to the CEO prior to the start of construction.
4. Standard conditions of approval.
5. Submission to the Belgrade CEO prior to the start of construction a letter authorizing Kaplan Thompson Architects to represent the owner Belgrade Lakes Reality Trust.

5-0-0

Richard Greenwald updated the board on applications that have been coming in.

3. OLD BUSINESS

**A. Consideration of *May 19, 2022 and June 2, 2022 Planning Board minutes*
(Contingent upon receiving them).**

There were no minutes available to review.

4. ADJOURN

Town of Belgrade Planning Board

July 7, 2022 / 6 p.m.

Belgrade Town Office 990 Augusta Road
Belgrade, ME 04917

This meeting will be conducted in person.

The public may also view the meeting and participate online at

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

MINUTES

Present Board Members: Peter Rushton(Chair), George Seel, Craig Alexander, Sara Languet, Peter Sargent, Richard Baker(Alt)

Present other: Richard Greenwald(CEO), Anthony Wilson, Adam Gardner

OLD BUSINESS

- A. Commercial Ordinance amendment to language relating to rights of way and term definitions.

1. NEW BUSINESS

- B. **SHORELAND APPLICATIONS** - Applicant(s): Paul Meyers. Location: 63 Paul's Acres Lane. Map 15 Lot 002A. Purpose: Construct steps for safety and erosion control purposes. This is a Shore land conforming lot.

The applicant never showed up for the meeting. No action taken.

- C. Applicant(s): Adam Gardner/ G & L Contracting. Location: 62 Davenport Rd. Map 25 Lot 75. Purpose: Remove and replace existing rotting deck. Same footprint. This is a Shore land conforming lot.

The Board reviewed the application and determined that this application does not have to come before the Planning Board. Craig made a motion to refer this application to the CEO due to the fact that it is water dependent and the D.E.P permit by rule labels it as a permanent dock on a conforming lot with a conforming structure. George seconded the motion and it was passed unanimously. 5-0

- D. **CEO UPDATE.** Permit update.

Richard updated the board with what permits are coming in and the situation on Cathedral Pines Road.

2. OLD BUSINESS

- A. Consideration of **May 5, 2022 Planning Board minutes, May 19, 2022 Planning Board minutes**

Minutes were not available to review.

3. ADJOURN