

Planning Board Meeting  
May 18, 2009 6:30 p.m.  
Municipal Building Conference Room

Board Members Present: Chairman Jeff Ashby, Gary Kaszas, Peter Hunt, Jr., Carl Young and Richard Robles.

Also Present: Nancy Grant, David Deschesne and Tony Levesque (CEO).

Jeff Ashby called the meeting to order at 6:40.

The minutes for the April 13, 2009 Meeting were reviewed and Jeff asked the Board what their wishes were.

**Richard Robles made a motion to approve the minutes. Seconded by Peter Hunt, Jr. There was no discussion of the motion. All voted in favor of the minutes as presented.**

Next Jeff Ashby asked if there was any correspondence to consider. Tony responded that he did not have any.

Tony asked the Chair to consider moving ahead to other business to allow for discussion of a proposed project in the Shoreland Zone. The applicant, Nancy Grant, was introduced to the Board.

Jeff Ashby moved to other business.

Tony stated that he was looking to make sure that his interpretation of the project and the pertinent codes was consistent with the Planning Boards. Tony also stated that he wanted to make sure that it was the CEO jurisdiction and not the Planning Board's.

Mr. and Mrs. Grant have purchased a camp located at Monson Pond on Tax Map 22 Lot 8. The former Arnold Hathaway property.

They need to have the septic system replaced. Existing system is estimated to have been installed circa 1965. Mr. Hersey has designed a replacement system that includes pumping to an Elgin Drain System. The design includes moving the camp a minimum of 15 feet from the system.

Mr. and Mrs. Grant would like to move and enlarge the structure and have a basement.

Tony suggested that there is no road frontage setback since the former Kipp Park Road has been discontinued and the remaining driveway would be mutually owned by the abutters to the center of the driveway, then the setback from the

center of the Kipp Park Drive in front of the camp would be 25 feet to the property line and not the normal 50 feet from edge of right of way.

Tony said that it is his interpretation that the moving of the structure to within 25 feet of the property line is the most practicable location. That the structure could be enlarged to the 1000 square foot limit and a basement could be constructed according to the definition of a basement.

Jeff Ashby stated that he agreed with Tony's interpretations and Jeff further stated that he did not think that there was any need for action from the Planning Board.

Carl Young began an explanation of the process used to prepare the Draft Update of the Fort Fairfield Shoreland Zoning Ordinance including the proposed changes to the existing ordinance and the use of the State Model as a base for the documents.

**Richard Robles made a motion to accept the document as presented. Seconded by Jeff Ashby.**

Discussion followed on the process that remains. The Planning Board recommends approval to the Town Council, the Town Council introduces an ordinance, a public hearing is scheduled, the Town Council considers adoption after the hearing and the approved document is sent to the State for their review.

Carl Young asked that there be a friendly amendment to the motion allowing for review and comments of the draft documents by members of the Planning board before the Town Council Meeting on May 27<sup>th</sup>. Richard Robles seconded the friendly amendment.

Carl Young suggested that comments and suggestions are to be sent him before May 26, 2009 in order to include any changes in the version prepared for Town Council's introduction.

**All voted in favor.**

Mr. Ashby asked if there was any other business to consider.

Tony responded none at this time.

**Richard Robles made a motion to adjourn. The meeting was adjourned at 7:15 p.m.**

Respectfully submitted,

Richard A. Levesque, Jr.  
Code Enforcement Officer