

**Town of Sumner - Planning Board Minutes
August 6, 2019 6:30 pm**

Members Present: James McCarthy, Larry O'Rourke, John Allen, Ralph Bennoch, CEO John Evans, and secretary Susan Strout

Public Present: Alicia and Matt Cluckey, Chester Merriam, Michelle and Dennis Gould, Chris Bragg, and Philip Ewing,

Reading and Approval of the Minutes - postponed to the end of the meeting. At that time, the minutes from July 2, 2019 and July 16, 2019 were read and approved with a motion by McCarthy, seconded by O'Rourke, and voted.

Open Session: The building notifications of those residents present were handled during Open Session but the details are listed below.

CEO/LPI Report: The details that Evans had to report were all associated with individual building notifications, and therefore, delayed to those discussions. Evans also noted that the Building Notification form should list that an outside electrical cut-off is required with new construction. O'Rourke and Strout will look into where that information should be on the form.

Building Notifications:

Philip Ewing, 294 Barrows Road, R10-15A, new shed and new residence. Removing old shed and mobile home. Ewing said he was moving out a trailer and building a 24x24 home to put in same location. He also is removing a shed and building a new shed on the same location. The mobile home will be used for housing during the building process and then for storage. The Planning Board approved the building notification with a motion by O'Rourke, seconded by Bennoch and voted with the **stipulation** that the time Ewing is living in the mobile home in the temporary location would be for no more than 8 weeks.

Andrew Wickson, Railroad Drive, R01-001-E, residential expansion/alteration with three sided shed style roof extensions on building is used as a shop. Some measurements were not included in Wickson's map with the concern being that the shop roof extensions would be too close to septic and water. Without those locations on map, the Planning Board was concerned there was no septic system. The building notification was approved with the stipulation that Wickson is not using building as a residence without a septic, or grey water plan. Strout will confirm with Wickson. The motion was made by O'Rourke and seconded by Allen and voted.

Hinshaw, Edwin, 325 Field Hill, R17-29 Property is seasonal residence to which he wants to add a three-sided lean to. The measurements on the map show the shed would be 27 feet from the water. The building notification was approved with a motion by Allen, seconded by O'Rourke and voted.

Dennis and Michelle Gould, 500 Gammon Rd, R16-20A, rebuild house after fire

The concerns of the Planning Board from the original building notification related to building in a flood zone. Evans has investigated and approved the location. The Planning Board Approved the building notification with a motion by O'Rourke, seconded by Allen and voted.

Alicia Clukey, 37 Butterfield Road, U1-06. Build a house on location of trailer that burned. Evans has inspected the property of Alicia Clukey to discover where and how large a home could be to replace her trailer. Evans revealed that there is no room on the property for the home to be any bigger than the plot of the pad for trailer. The building notification to build on just that footprint was approved with a motion by O'Rourke, seconded by McCarthy and voted.

New Business:

Old Business:

Six people from Sumner attended a MMA Planning Board Workshop on July 30: O'Rourke, Standard, McCarthy, Austin, Evans and Strout. The information that related to small communities was beneficial. Parts of the workshop focused on large town & city situations.

Upcoming events:

Annual Town Meeting, Saturday, August 10, 2019 at 9:00 HSES

The meeting was adjourned at 7:15 with a motion by Bennoch, seconded by Allen and voted.

Meeting minutes from August 6, 2019

Submitted by Susan Strout

Approved: August 20, 2019