

**Town of Sumner - Planning Board Agenda  
May 19, 2020 6:30 pm via Zoom**

**Members Present:** James McCarthy, Larry O'Rourke, Eric Austin, John Allen, Don Berry, CEO Fred Collins and secretary to the Planning Board Susan Strout.

**Public Present:**

Mary Ann Haxton  
Sandra Farrar and Bill Foss

**The minutes from the meeting on May 5, 2020 were approved with a motion by O'Rourke, seconded by Austin and voted.**

**Open Session:**

Mary Ann Haxton joined the meeting with questions concerning a previous Building Notification (2004). She was informed that any Building Notification for a project that is not started within two years would need to go through the process again.

**Open Session:**

Sandra Farrar, Black Mountain Road, R 17-part of 12, new residence. Approved with a motion by McCarthy, seconded by Austin and voted.

**CEO/LPI Report: moved to later in meeting**

Open cases  
Observed construction with no BN

**Forms, Reports, Correspondence:**

AVCOG online trainings

**Building Notifications:**

Butterfield Estates, 103 McNeil Road, R07-003 new mobile home. Approved with a motion by Austin, seconded by Allen and voted. Strout will inform Cliff McNeil, owner of Butterfield Estates, that he will need to submit an internal plumbing permit for fixture connections.

Roger Gagne, 70 Mt Tom Heights Rd, R04-009-C, family room. Approved with a motion by McCarthy, seconded by Allen **PENDING** verification that there is a cut-off at the panel even though it is completely solar power. Collins will call.

Eric Patterson, 325 Main St, R08-016, summer residence – held from last meeting for more information about water/sewage. All the Notification indicated was a composting toilet. Also asked if he would need to put in

driveway. That permit would have to be obtained from the State (219). A motion was made by O'Rourke to send him a copy of state laws and town laws and ask him to submit a gray water disposal plan. Berry seconded the motion and all voted. Strout called on May 20, 2020 and he became very angry with questions about septic/water for a seldom to be used camp. Patterson withdrew his Building Notification.

**CEO/LPI Report: moved from earlier in meeting**

Open cases

**Hart:** still waiting for a Building Notification to be submitted. Resident to daughter of property owners. A discussion of appropriate fines revealed we need to know the state limits and establish a stated time frame. At this time, no property tax is being paid on a mobile home and no excise tax is being paid if it is a motor home/camper.

**Barrows Rd:** Owner is dealing with water issue with ACT plumbing. Collins reported that he observed many code violations. He will write a letter with concerns about violations including no back stairs and chimney damage.

**Clukey:** Collins has been told that they are still working on plumbing and are not ready for pressure test. Property still needs electrical inspection.

**Redding Road greenhouse:** A signed letter sent from Collins.

Collins recommends that the town adopt an occupancy permit that must be issued before residents may move in. The permit creates incentive for projects to be finished, especially water, heat and grounded electricity. O'Rourke made a motion to have the Planning Board look into the need of an occupancy permit. The motion was seconded by Allen with a vote with all in favor.

Observed construction with no BN

**New Business:**

**Old Business:**

Renewable energy

The meeting was adjourned at 8:15 with a motion by Allen, seconded by Austin and voted.

**Upcoming events:**

Meeting minutes from May 19, 2020  
Submitted by Susan Strout

Approved: June 2, 2020

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James McCarthy

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Larry O'Rourke

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John Allen

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Eric Austin

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Don Berry