

Town of Sumner - Planning Board Minutes

October 20, 2020 6:30 pm via Zoom

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

Public Present: Nate Merrill

The minutes from October 6, 2020 were approval with a motion by Austin, seconded by Berry and voted.

Open Session:

Nate Merrill, Relator in sale of property owned by Phil Ewing, Barrows Road, R10-15A joined the Planning Board to receive a determination that the lot is a buildable lot of record. Concerns to be considered are the minimum lot size (2 acres - lot is .97), enough area to maintain required distances between septic, well, etc. and if the old road that borders the property is an official abandoned or discontinued road.

CEO/LPI Report:

Fred Collins – Conflict so unable to attend.

Collins sent in notes from on-going concerns:

Tim Garrett, 259 Gammon Rd, was requested by Collins to fill out a BN and submit to Town Office. Nothing has been received from him. Collins will need to follow up. **Still has not made contact.**

16 Estes Road. Shed that is too close to the road. Resident was asked to move it. Collins needs to inspect to see if moved. Owner of shed - Stephen Shepherd 127 Riverside Drive Auburn. Shed is too close to the road. Resident was been asked to move it by Wickson because of the plow. Resident got an estimate of \$250.00 to move shed.

A new concern is the property at 279 Gammon Rd is listed as owned by Jason Gammon whose mailing address is in Tamworth, NH. The building(s) appear to be falling down. O'Rourke made contact with Gammon who went to the property and put in board(s). O'Rourke reports that it still looks like it could fall down.

Forms, Reports, Correspondence:

An attorney, Martha McLean, has been retained to deal with non-compliance issues at the Hart property on Arthur Allen Rd.

Building Notifications:

David and Melissa Chappell, 80 Butterfield Rd, R07-001A, exchange mobile home

HOLD – need verification that septic is big enough for new Mobile Home. Also need clarification on the distance to the street. Will be approved if both meet requirements.

Eric Kwiatkowski, 292 Heath Hill Rd, R18-011B, pool

Also on HOLD. The pool is being planned for a property with no structures, but they have a camper they bring to the land. There is a well but no septic system.

Questions: Above ground or inground?

If above will it be set up all year?

Is there power on the property?

Where will the water go? Chemicals?

If above ground, will it be covered?

If inground will there be a fence or other barrier.

Paul MacKillop, 59 Greenwoods Road, R14-047, storage shed

Approved with a motion by Allen, seconded by Austin and voted.

Jeff Pardy, 1330 Main Street, R12-021, deck (also a change in size of building to a smaller size).

Denied because deck will not meet set back. A suggestion is to put the deck to one side or the other of the building.

The Planning Board also discussed if a building that has no foundation or slab need a building notification to raise the house in order to pour a slab underneath. The first thought was no since the footprint would not be changed. Then it became apparent that the slab would increase the Fair Market Value more than \$3000. Berry also suggested that Shoreland Zoning needs to be considered, especially in terms of a silt fence during renovations.

New Business:

Demolition permit - moved ahead to next agenda

A broadband informational letter and a link to a survey was sent out in the tax bills. The letter is focused on the GWI broadband that the Western Maine Coalition has been working on with Hartford and Hebron.

Old Business: All old business was moved ahead to next agenda.

Sample template letter for septic/gray water

MUBEC / Gov Mills Climate Commission

Occupancy Permit discussion with example from Collins and article from O'Rourke
Comments from Austin

Upcoming events:

Presidential Election on November 3, 2020. The Town Office will be open for voting from 8 am to 8 pm. Only one voter at a time will be allowed in the building.

The Planning Board will not have a quorum for the next meeting on November 3rd, so the next meeting will be on November 17.

Meeting minutes from October 20, 2020

Submitted by Susan Strout

Approved: November 17, 2020