

**Town of Sumner
Minutes of the Special Joint Meeting
of the Planning Board & Select Board
Tuesday, July 15, 2025 @ 6:00 pm**

Select Board Meeting

The meeting was called to order at 6:01 pm followed by the Pledge of Allegiance

Select Board Members Present: Jeffrey Coombe & Jesse Wallingford

Others present: Shawn & Amy Corson, Kristen Chapman, Mary Ann Haxton, Bonny Bishop, Lori Hand, MJ Lance, Calvin Austin, John Dailey, Brian Bullecks, Diane Campbell

Approval of the SB Minutes: Jeffrey Coombe made a motion to accept the July 1, 2025, Select Board minutes as written, second by Jesse Wallingford, voted and approved.

Warrant #2

Expenses: \$34,937.93 **Checks:** #16042-16057

Receipts: \$20,598.95 **Receipts:** #46-85

Real Estate Tax Collection:

% of 2023 Real Estate Taxes collected YTD: 97.3%

% of 2024 Real Estate Taxes collected YTD: 91%

Open Session: Mary Ann Haxton asked if there were any updates regarding a celebration event hosted by GWI now that they have completed the project. Jesse Wallingford is planning to send Derek Gagnon an email to follow up. Ms. Dulac did send an email to residents on the email list asking whether they would prefer August 1st or 8th; however, only two residents responded. Unfortunately, neither of those dates worked for GWI, so they suggested August 15th as an alternate date. Mr. Wallingford will update

Mr. Coombe mentioned that the Veterans' Memorial at the town office needs to be painted. He felt that the forward face should mention World War II specifically as currently nothing states that. Mr. Coombe said the back side of the memorial does have the names for the Vietnam, Korea, and Gulf Wars.

Education Exploration Committee: Staci Wallingford – The Committee met at the Sumner Town Office on July 10th at 6:30 pm. Information based on paperwork from the state was presented at this meeting. The Committee is in the planning stages of circulating petitions in Sumner, Buckfield and Hartford; there is no strict timeline for this process. A resident made a suggestion to hold an informational meeting. Ms. Wallingford said that the public is welcome to attend any meetings. Ms. Wallingford noted that details of their meetings can be found on the Town of Buckfield website (under Boards & Committees, Education Exploration Ad Hoc Committee).

RSU 10 Report: The School Board is on hiatus until the new school year begins.

Fire Department Report: Brian Bullocks – The Volunteer Fire Department has 18 members, 15 active and participating in training. The Fire Department Auxiliary has set up a small training center behind the sand shed. Training starting tomorrow, 7/16/25, on the structure across from Hartford-Sumner Elementary School, including smoking out, venting, roof operations, and search and rescue, culminating in live burns of the structure in August and October 2025. Appropriate state paperwork has been filed. It will be the Town’s responsibility to clean the site once training has been completed.

Roads Report: Shawn Corson – During a recent ride around Sumner, Mr. Corson felt that the roads are in good condition, with minor ditching and gravel work ongoing. Work on Hood Valley Trail has not yet started.

ACO Report: Brandon Holmes – Report submitted at last SB meeting on 7/8/25

Planning Board Report: No updates as Nicholas Interbartolo gave an update at the last SB meeting on 7/8/25 and no PB meeting has been held since then.

New Business: The SB and PB discussed which ordinances the PB will focus on, which included creating an E-911 addressing ordinance to ensure all structures in Sumner have proper addressing for ease of locating in an emergency. The Planning Board wants to update the road ordinance and update the Shoreland Zone ordinance. There was discussion of creating a camper/yurt ordinance, however, the Planning Board felt more research will be needed in this regard. The Select Board will check in on the Planning Board’s progress at the next joint SB/PB meeting in January 2026. There was also discussion of creating a simple occupancy permit.

Upcoming Events:

- Community Cookout at East Sumner Congregational Church July 23rd at 5:00 pm. All are welcome.
- Education Exploration Committee meeting at the Hartford Town Office on July 24th at 6 pm

Notices:

- The Board of Appeals has two openings.
- The Planning Board has two openings.
- Looking for additional members to serve on the Comprehensive Plan Committee to update the out of date 2014 Comprehensive Plan. There are currently three members, but more are needed.
- The next regular SB meeting will be on 8/12/2025 at 6 pm. There will NOT be a Select Board meeting on 7/22/2025.

The Select Board moved to the office to review June financials with Clerk, Diane Campbell. The Planning Board meeting began at 6:31 pm.

Motion to Adjourn: Jesse Wallingford made a motion to adjourn the SB portion of the meeting with a second by Jeffrey Coombe, voted and adjourned at 8:01 pm.

Submitted by Norma Dulac, PB & SB Secretary

Planning Board Meeting

Planning Board Meeting start time: 6:31 pm

Planning Board Members Present: Nicholas Interbartolo, Marcia Turcotte, Curtis Gosselin, and Paul Vertefeuille

Others present: Shawn & Amy Corson, Kristen Chapman, Mary Ann Haxton, Bonny Bishop, Lori Hand, MJ Lance, Calvin Austin, John Dailey, Brian Bullecks

Approval of the PB Minutes: Curtis Gosselin made a motion to approve the July 1, 2025, Planning Board minutes with a second by Marcia Turcotte, voted and approved (3 yes; 1 abstain)

Open Session: Citizen concern regarding property behind Black Mountain Rd with a right of way that was supposed to have one home, now has multiple structures. The CEO will follow up with the homeowner of the property in question and the concerned property owner.

Building Notifications:

Scott & Monique Kady, 426 Tuell Hill Rd, Map/Lot R19/007, new 16' x 20' shed, fee paid on 7/1/2025. Curtis Gosselin made a motion to approve the building notification with a second by Marcia Turcotte.

Calvin & Joanna Austin, 377 Greenwoods Rd, Map/Lot R17/019, 18' x 32' new primary dwelling. Septic and internal plumbing applications submitted. Existing Driveway. Fees for building notification, internal and external plumbing paid on 7/3/2025. Paul Vertefeuille made a motion to approve the building notification with a second by Marcia Turcotte.

John & Jessica Irving, 235 Upper Sumner Hill Rd, Map/Lot R09/021, 30' x 30' garage, fee paid on 7/3/2025. Marcia Turcotte made a motion to approve the building notification with a second by Curtis Gosselin.

Dennis Bailey, 86 Black Mountain Rd, Map/Lot R17-005A, 12' x 16' shed, fee paid on 7/10/2025. Marcia Turcotte made a motion to approve the building notification with a second by Curtis Gosselin.

David Giroux, 195 Barrows Rd, Map/Lot R05-009, Roof-Mounted Solar (Assured Solar Energy), fee paid on 7/9/2025. Curtis Gosselin made a motion to approve the building notification with a second by Marcia Turcotte.

Regulatory and Ordinance Priorities

- Shoreland Zoning: A local ordinance update is required to align with the 2015 state standards, which take precedence over the town's 2014 version; awaiting state feedback.
- E-911 Addressing Ordinance: Multiple properties on private roads sharing a single address pose significant emergency response risks. Proposal for new signage and clear addressing.
- Further discussion of need for simple occupancy permit in Sumner

- Camper/Year-Round Occupancy Ordinance: Need to regulate year-round occupancy of campers and small buildings due to safety hazards. There should be a 180-day occupancy limit, mirroring the existing shoreland zoning ordinance.
- Comprehensive Plan Committee: The committee is seeking new members to update the current Comprehensive Plan, which was last updated in 2014. Questionnaire responses are being collected (approximately 25 received) and will be analyzed by the committee. Still looking for additional members for the comprehensive plan committee (3 at the moment)

Compliance, Enforcement, and Risk Management

- Multiple Dwellings: Discovery of multiple unpermitted dwellings on single lots, sometimes with shared septic systems designed for fewer bedrooms than currently occupied, raises compliance and public health concerns.
- Legal and Liability Considerations: Inadequate addressing and signage on private roads pose potential risks regarding emergency response.
- Enforcement Actions: Letters are to be sent for violations, including dual occupancy with inadequate septic systems (e.g., 2017 permit for a new house with an existing mobile home) and excessive tree cutting in a shoreland zone (e.g., Labrador Pond Road).

Next Steps & Action Items

Planning Board to follow up on:

- Shoreland zoning ordinance update, awaiting state feedback to align with 2015 state standards.
- E-911 addressing ordinance draft, including planning for signage budget and implementation.
- Camper/year-round occupancy ordinance draft, considering a town-wide 180-day occupancy limit.
- Possible occupancy permit

Paul Vertefeuille made a motion to adjourn the Planning Board meeting with a second by Curtis Gosselin, voted and approved unanimously; meeting adjourned at 7:02 pm.

Submitted by Norma Dulac, Planning Board/Select Board Secretary