

Sumner Planning Board Meeting minutes

October 18, 2011

1 **Planning Board Members:** James Gammon (Int-Chair), John Allen, Lawrence O'Rourke, James
2 Durfee, Jeffrey Pfeiffer and Kathy Emery (Secretary),

3 The Planning Board (PB) meeting commenced at 7 pm at the Sumner Town Office.

4 **Attending:** James Gammon, John Allen, Larry O'Rourke, Jim Durfee, Sid Abbott, Steve Peters, Jeff
5 Pfeiffer, Kathy Emery, Gerry Abbott, Maureen Libby and Skip Allen.

6 **Reading of previous meetings minutes.**

7 M & S to accept the previous meetings minutes as read. Call to vote, carries unanimously.

8 Jeff request that proposed duties for secretary be emailed to all committee members.

9 Action: Jim Durfee will email to all.

10

11 Timothy Robertson, R11 Lot 11-1. Arthur Allen Rd. Notification for the placement of a 1987 Oakland
12 14' 9 x 70' mobile home.

13

14 Action: Tabled / CEO request PB approval is withheld until his fee is paid.

15 **Notification**

16 Maureen Libby, U01, Lot 28 Barn renovation

17 M&S Accept Septic Proposal. Other aspects of Notification are pending: Address Campground issue &
18 State licensing, Determine in writing if she is in LR, LC or RP as it pertains to Shore land zoning (Ms.
19 Libby will check with Maine Land Development Co,) Ms. Libby will also provide an exact layout for tent
20 platforms, for understanding of any pertinent setbacks.

21 CTV carries unanimously.

22 Additional Action Need Evaluation of Future Use/ Home Use

23 Layout for Set Backs & Tent Sites. Declare as a Home Occupation.

24 Alpacas (6 visitor farm) / Proposed (8-10) Tent platforms / Future bath house / Barn with 4 Acres 210'
25 from river/ See Life Adventures host 25 Inner City kids with 10 adult chaperones for Educational
26 Program/ Mid-June to August 6 week intervals not consecutive/ Planning on using portable toilets /
27 Possible future field trips for school age children, Home school, pre-school age children /

28 Table remainder of the Libby Proposal- Pending research by Jim Durfee regarding Site Plan Review,
29 Business Ordinance Review, Change of Use, Retail Use, Agricultural Use, Shoreland Zoning,
30 Campground Use. Ms. Libby will check with the State of Maine regarding campground licensing.

31 Site walk with CEO

32 M & S that the planning board extends the meeting past 8 pm. CTV

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- 33 CTV carries unanimously.
- 34 Greg Wass addressed PB regarding business possibilities- Was not present for meeting
- 35 Skip Allen: Questions regarding "Use" on U01, Lot 6. - Will come back on 11/01/11 for his questions.
- 36 Subdivision Ordinance Update
- 37 Action: Table Until next PB Meeting
- 38 Review Proposed Shore land Zoning Map Change Request Form.
- 39 Action Does the State have a standard form for the Shore land Zoning Map Change.
- 40 Questions: Who did inspections, Date of Inspection, PB member & CEO
- 41 M&S to elect James Gammon as Permanent Chairman of the Planning Board.
- 42 CTV carries unanimously.
- 43 M&S to elect John Allen as Vice Chairman of the Planning Board
- 44 CTV carries unanimously
- 45 Discussion of the Mollycokett Subdivision. Letter send on 10/13/11 invited to PB meeting on
- 46 11/01/11.
- 47 Pose to MMA:
- 48 Letter to Subdivision Owner:
- 49 Absent the completion of public improvements which were part & parcel of the subdivision
- 50 approval. The Planning Board will not approve any Notifications to build within the subdivision.
- 51 Further, the Planning Board feels obligated to notify area realtors of the non-build ability of
- 52 those lots.
- 53 MMA: We are sending you a copy of our Subdivision Ordinance. This ordinance has been
- 54 violated recently by a developer. What could or can we do if the subdivision ordinance has been
- 55 violated.
- 56 M & S that this meeting be adjourned. Call to vote, carries unanimously. Meeting adjourned at 9:30 .
- 57 Minutes taken by Kathy Emery