

SEARSPORT PLANNING BOARD MEETING

Union Hall, Upstairs

Meeting of November 9, 2020

1. Call to Order

Mr. Kerper called the meeting to order at 6:30 p.m.

2. Roll Call/Determination of Quorum

Members Attending: George Kerper, Bruce Probert, Peter Nowell, Tom Gocze, Travis Otis.

Others Attending: Darrell Ginn.

3. Adjustments to the Agenda

There were no adjustments to the agenda.

4. Acceptance of the Agenda

Motion by Tom Gocze, second by Travis Otis, to accept the agenda. Approved 5-0-0.

5. Sketch Plan Meeting for Christopher Cloby for a 7 Lot Subdivision at 70 Mt. Ephriam Rd., Map #17, Lot #9 in the Residential Zone.

Sketch Plan Meeting Procedure

5.1 The applicant shall present the Preapplication Sketch Plan and make a verbal presentation regarding the site and the proposed subdivision.

Land Surveyor Darrell Ginn presented the Sketch Plan for Christopher Colby for a 7-lot Subdivision at 70 Mt. Ephriam Road, Map #17, Lot #9 in the Residential Zone. He said Mr. Colby is holding any construction until approval of the plan. He said Mr. Colby would also need permission to use city services such as sewer and water.

5.2 Following the applicant's presentation, the Board may ask questions, point out potential problems or issues for future discussions, and make suggestions to be incorporated by the applicant into the subsequent application. Substantive, lengthy discussions about compliance with review standards or the consideration of waiver requests shall be postponed until the subsequent review of the full application.

Mr. Probert asked about Maine Department of Transportation permitting. Mr. Ginn said a permit from MDOT would be necessary.

There was discussion regarding the further breaking up of the lots in the subdivision.

Mr. Kerper discussed the fees involved with the application. He said a name would be needed for the subdivision. He said deed restrictions would be needed, if any, and also any wetlands, and the location of any sewers and water mains. He said the location of any open spaces is required. He said any road that has already been constructed will have to be reported on before the Town accepts the road and the applicant should get in touch with the Town's road commissioner so that a record of how the road is constructed. He said that information would be used Town Meeting when the Town decides whether to accept the road. He said the right-of-way on the deed would need to be straightened out. He said the plans for stormwater runoff would need to be on the plan.

Mr. Kerper said the Select Board has voted to hold only Zoom meetings for the future due to the pandemic. Mr. Ginn said he would not be ready for the December meeting anyway.

Mr. Kerper asked about an on-site visit. He pointed out that the Planning Board has conducted one on-site visit. Members of the Planning Board did not request another on-site visit. There were questions about lot size and the road layout. Mr. Ginn said those items had changed since the original on-site visit.

Motion by Tom Gocze, seconded by Peter Nowell, that a second Site Visit was not necessary. **Approved 5-0-0.**

6. Code Enforcement Officer's Report

Mr. Kerper reported that the CEO was unable to attend the meeting but that he had nothing to report other than his office had been busy.

7. Open to the Public

There was no public comment.

8. Workshop Discussion Any need to edit the issue of buffers to residential areas.

Mr. Gocze asked if the Planning Board wanted to review its ordinances regarding buffering. He said many buffers are disappearing. He discussed a situation in which a buffer was removed at an industrial zone. He discussed the Planning Board's role in enforcement and guidance to property owners. He discussed the impact of the loss of buffers on valuation and revenue.

Mr. Probert spoke of the need for standards for the Planning Board to go by.

Mr. Nowell said that buffering should be a component of any development that goes on in town. He said applicants before the Planning Board should be required to outline their buffering plans. He suggested the requirement be written up for approval at Town Meeting.

Mr. Kerper said that if the point was to buffer the industrial zone away from the commercial zone, it should not be upon the commercial zone to do the buffering.

Mr. Gocze spoke of different requirements for different zones, and doing it in such a way that it would not be too much of a burden to the developer. He suggested a public meeting to discuss the issue. Mr. Kerper asked about buffering requirements for residential zones. Mr. Probert said the priority should be buffering between two divergent zones such as between residential and industrial. He said not all industrial enterprise requires heavy buffering and said buffering should be tailored to the industry being performed.

Mr. Kerper said he would look at other towns and see how they handle the situation.

9. Adjourn Meeting

Motion was made and seconded to adjourn the meeting. **Approved: 5-0-0.**

The meeting was adjourned at 6:47 p.m.