

TOWN OF WHITEFIELD, MAINE - PLANNING BOARD
Minutes of Meeting held on January 18, 2017

Present: Jim Torbert; Marianne Marple; Jake Matthews; Glenn Angell
Absent: Mike Panosian
Minutes recorded by Judy Maldovan, Recording Secretary

7:00pm - meeting called to order at Fire & Rescue Station, Townhouse Road, Whitefield

Upon motion duly made and seconded, it was VOTED (3-0) that Marianne Marple will be Acting Chairman in the absence of Jim Torbert.

Richard Howell, Townhouse Road, Whitefield

Wants to put in new double-wide mobile home on site where chicken barn is currently; will not sub-divide lot unless required by bank. Mr. Howell will need to submit completed Notice to Build to Arthur Strout, CEO; 200 ft road frontage required; driveway counts toward road frontage; 1.5 acres required that includes 140 x 140 sq. that can rest inside lot size.

Stephen Smith, property located on Route 17 (Givens Pond)

Mr. Smith sent letter to Whitefield Planning Board as well as Windsor Planning Board to see if either/both Towns have interest in discussing purchase/development of this property owned by him. There are no buildings on site; Mr. Smith will finance purchase; willing to split the property.

Stephen Smith, 69 Augusta Road; Map 018-013-C

Lot is approximately 10 acres; building (built by Leon Emery) is used as business - cannot be classified as dwelling; has no bearing on 1.5 acre minimum lot size per dwelling; has to be treated as lot with no dwelling. Glenn Angell said he would need to review Town Ordinances (Notice to Build; Development Ordinance; Sub-Division Ordinance). Mr. Smith may put 4-5 duplex units on property. Each duplex would contain 2-3 dwelling units; no more than 2 bedrooms in each unit; each duplex is separate. Tenants would be elderly, disabled veterans; handicapped.

Stephen Smith, Map 18, Lot 14, 14F, 14G

Mr. Smith has put in entrance (DOT approved) between Aunt Gin's Restaurant and end of lot; may put in bakery, coffee shop, etc. Mr. Smith has potential client.

Minutes

VOTED (4-0) to accept minutes of 12-14-16 meeting.

Misc.

Aaron Miller/Town Office will contact locksmith for Planning Board file cabinets.

7:45pm - VOTED (4-0) to adjourn.

/s/ Jim Torbert