

TOWN OF WHITEFIELD, MAINE  
PLANNING BOARD  
Minutes of Meeting held on May 17, 2017

Present: Jim Torbert; Marianne Marple; Glenn Angell; Stephen Sheehy  
Absent: Jake Matthews

Minutes recorded by Judy Maldovan, Recording Secretary

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

**Minutes**

Upon motion duly made and seconded, it was VOTED (4-0) to accept minutes of meeting held on April 19, 2017

**Atlantic Salmon Federation on removal of Coopers Mills Dam**

Present: Laurie Mullens, abutter and Mike Burke, Inter-Fluve, environmental engineering company. Site plan discussed; overview of Dam; fish ladder will be removed; parking options; fire hydrants and access. Setback from adjacent property/Mullens (currently for sale) is 15 ft. minimum for residential and 50 ft. for commercial (Dev. Ordinance, Section 8K). Retaining wall is structure; need more info on retaining wall; PB will need to view site; Mr. Burke said may need to re-design parking. Upon motion duly made and seconded, it was VOTED (4-0) that PB will meet at Basin Lane on June 21st at 5:30pm for ½ hr. Development application required.

**Grandfathering of gravel pits**

If character or quality has changed, permit needed.

**Vigue Road Pits: Prescott & Dunn**

Avery Dunn says pit will never be open again; previous issue was sight lines for traffic; requires approval of Road Commissioner.

Prescott - oil storage - Jim Torbert needs to do more research.

**Amish Families - Notice to Build**

Mose Yoder - need proper graywater drain; need site evaluator; Steve Smith (Site Evaluator) present and said he will talk with Amish folks. Jim Torbert will have ongoing conversation with them. PB issue: no Notice to Build has been completed on red building and planned dwelling. Jim Torbert has given them a Notice to Build Ordinance and Notice to Build form.

**Mark Fenderson, 899 East River Road**

Code Enforcement Office has issued stop work order; no Notice to Build has been filed; CEO needs to check on status; PB needs wording of stop work order; enforcement is Selectmen; Jim Torbert will talk with CEO Arthur Strout.

**Junk Yard Permits**

Complaints have been received on 4 junkyards; Selectmen will send letter to owners re: cleanup

**Stephen Smith, 69 Augusta Road; Map 018-014-E,F,G**

Mr. Smith present; pre-application meeting; discussion of survey of lots from land purchased from Mr. Emery; south side of Rte. 17 where restaurant is - Lots 8,7,6,5. Mr. Smith wants to add on to self-storage on lot line; requesting waiver for hardship (Dev. Ord. Section 9,A,1) - economics on neighbor. PB needs detailed drawing and written request for waiver/variance; Board may need legal advice.

8:20 pm - VOTED (4-0) to adjourn.

/s/ Jim Torbert