

TOWN OF WHITEFIELD, MAINE
PLANNING BOARD
Minutes of Meeting held on Sept. 20, 2017

Present: Jim Torbert; Marianne Marple; Stephen Sheehy; Glenn Angell
Abigail Adams, Lincoln County News

Absent: Jake Mathews

Minutes recorded by Judy Maldovan, Recording Secretary

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

Sprague Excavation/Sprague's Hallow, L.L.C.

Present: Jody Sprague, current owner and Gerald Waltz; Dennis Merrill, abutter.

Pre-application meeting: proposed re-opening of "Chester Rice Pit", Palmer Road, Map 001, Lot 016, 018; 9± acres; pit has been inactive for 8 years; would like to open small pit #018; existing driveway; David Boynton, Road Commissioner said lot is grandfathered; cemetery lot on Dennis Merrill. Previous owner has DEP Permit. Not going below water table; no standing water in pit. Mr. Sprague needs to talk with DEP re: spill containment. No crushing; small screen. Dennis Merrill expressed no concern re: noise level. Notice to Build required for structure larger than 6 x 8. PB gave representatives Development Application & Standards Checklist to complete. PB requested: (1) site survey/plan; (2) reclamation plan; (3) contour map and (4) written statement of Road Commissioner.

Minutes

VOTED (4-0) to approve minutes of Special Planning Board Meeting on Sept. 7, 2017

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

Discussion: (1) potential negative impact on neighbor without waiver; (2) need to determine hardship for Mr. Smith; (3) other possible remedies; (4) use of vacant lot between abutter and Mr. Smith.

Upon motion duly made and seconded, it was VOTED (4-0) to deny Mr. Smith's request for waiver of 50-ft setback requirement (Minimum Lot Size Ordinance, Sec. 4D).

Steve Sheehy will prepare draft Findings of Fact and forward to Board.

8:00pm - VOTED (4-0) to adjourn.

/s/ Jim Torbert