

Town of Whitefield, Maine

Planning Board

Minutes of Meeting held on July 21, 2010

Present: Christi Mitchell, Chair

Bob Bills

Beth Whitman

Jim Torbet

Judy Maldovan, Recording Secretary

Absent: Steve Smith

7:00pm – meeting called to order by Christi Mitchell, Chair; four members present constituting a quorum; meeting held at Town Office, Townhouse Road, Whitefield. Arthur Strout, Code Enforcement Officer present at meeting.

Upon motion duly made and seconded, it was VOTED (3-0 Beth Whitman not present at vote) to approve the Agenda as amended: approval of minutes of June 16, 2010 moved to end of meeting; addition of Richard Howell following Travis Abbott.

Travis Abbott re: Avery Dunn Gravel Pit (Map 16, Lot 41), Vigue Road

Travis Abbott and Avery Dunn present. Christi Mitchell asked Mrs. Dunn, owner of the pit, if the pit had ever been closed. Mrs. Dunn did not know much about the pit; said she was working in Conn. and only knew what her husband had made comments about. Mrs. Dunn said there is vegetation near the road, but not in the pit. Review and discussion of documents on file indicating that Mr. Dunn (deceased) stated in 8-15-1993 letter that they were no longer hauling out of the pit and reclamation and seeding would be done by November 25, 1995; no additional documentation can be located. Planning Board's position is that the pit is done under open pit. Travis Abbott can use the pit up to one-half acre; anything not used over one-half acre needs to be seeded and fixed; beyond one-half acre needs new application; approval of Road Commissioner is required. Sight distance of entrance to pit is of concern. Road is posted at 40 mph. Richard Howell commented that posted limits are for thru traffic. State DEP has been contacted. No state laws re: operation status of pits; no automatic time limit. Next step is for Mr. Abbott to contact the Road Commissioner. Letter to Travis Abbott is attached.

Richard Howell, Town house Road, Whitefield

Mr. Howell came to meeting to express his concerns about the new home (log cabin) constructed on property (Uncas Farms) which is adjacent to his mother's property (Dorothy Howell). This new construction does meet the property setback; it is more than 15 feet, but Mr. Howell feels this is too close to his mother's house; concern about road frontage. Ordinance states 1.5 acres per dwelling unit per 5 years (unless sub-division provision); property must stay in

same ownership. If property is rented then it's a sub-division. Five years is determining factor. Christi Mitchell read Title 30, M.R.S.A., § 4956.

Brent Perry, 95 Main Street, Coopers Mills – pre-development meeting, Wireless Communication Facility – no one was present at meeting.

Edward & Victoria Dooley, Joys Pond

Mr. and Mrs. Dooley were present and stated they currently live in Florida and own land on Joys Pond in Whitefield. Property has been in resource protection zone for at least 40 years. Last year they purchased property from Edward Freeman (Mrs. Dooley's father); no road frontage, only right-of-way. This is the only lot taken out of entire land of Edward Freeman. Planning Board said they could not issue Notice of Intent to Build permit because it does not meet minimum setback requirement; does not have 200 ft of road frontage. Setback should be minimum of 300 ft, may be 250 ft with new shoreland zoning ordinance. Road frontage has to be shown on deed and/or survey. The Planning Board does not have enough information to make a determination regarding building capability.

Upon motion duly made and seconded, it was VOTED (3-0-1 Beth Whitman abstained) to accept minutes of meeting held on June 16, 2010. Ms. Whitman abstained because she was not present at meeting on 6-16-2010.

Approval of the minutes of the public hearing held on June 30, 2010 was postponed until next meeting on August 18, 2010.

Planning Board Computer

Following discussion, upon motion duly made and seconded, it was VOTED

(3-0-1 Beth Whitman abstained) to give the computer to the selectmen with the condition that if we ask for it back, we can get it back.

Following further discussion, upon motion duly made and seconded, it was VOTED (4-0) to rescind the previous vote regarding the computer. If possible, at the next meeting of the Planning Board the members will review the land use program on the computer in order to make a more informed decision.

9:05pm - VOTED (4-0) to adjourn.

/s/ Christi Mitchell, Chair