

Town of Whitefield, Maine - Planning Board  
Minutes of Meeting held on July 20, 2011

Present:        Bob Bills  
                  Ann Roberts  
                  Steve Smith  
                  David Spicer

Judy Maldovan, Recording Secretary

Dennis Merrill, Selectman  
                  Arthur Strout, Code Enforcement Officer  
                  Lucy Martin, Lincoln County News

Absent:         Jim Torbert

7:08pm – meeting called to order by Bob Bills; four members present; meeting held at Town Office, Townhouse Road, Whitefield.

Leslie C. Lufkin: Map 18, Lot 28 and 28A - re: subdivision

Mr. Lufkin wishes to take smaller parcel & incorporate into larger parcel to make one piece of land again; in future may subdivide. Bob Bills reviewed sub-division regulations; Mr. Lufkin needs to file his affidavit at the Lincoln County Registry of Deeds; recommends Mr. Lufkin seek legal advice. Applicant said each lot is 5 years old so Planning Board does not need to do anything. No sub-division created by information given to Planning Board; gave applicant guidance; no sub-division created.

Harold & Cathy Dauphin, Weary Pond, Map 11, Lot 28

Dennis Gould present on behalf of Dauphin. Arthur Strout, CEO, visited site today. Gerry Hendrix, abutter, provided 2 photos to Arthur Strout via email – presented to the Board; “wild life observatory”.

On 09/21/2010 Christi Mitchell authorized Arthur Strout to sign off on Notice to Build.

In response to questions asked by Steve Smith, Mr. Gould said there was no sanitation system; no hand washing facility; no lights and no provision for a generator; no vehicular access; access only by four-wheeler; it is an open room. Mr. Gould also said the owner has no credentials; just amateur photography. Planning Board reviewed and discussed land use tables in State of Maine Guidelines for Municipal Shoreland Zoning Ordinances dated August 4, 2007, Section 15. Principal or accessory structure? Planning Board has concerns on 100-foot setback. Would the present Planning Board have reached the same decision as previous Planning Board?

Harold & Cathy Dauphin, Weary Pond, Map 11, Lot 28 – Continued from page 1

Steve Smith said the Notice to Build indicates 16-ft x 16-ft structure; deck not indicated on Notice to Build; photos show deck. Dennis Gould said the deck is on the front – does not wrap around. Notice to Build was approved with old ordinance in effect; 1994 ordinance applies. Notice to Build form contains no expiration date. Code Enforcement Officer has duty to determine violation. Upon motion duly made and seconded, it was VOTED (4-0) to ask the Selectmen to initiate an inquiry into the validity of the Town’s approval of the Notice to Build of Mr. and Mrs. Harold Dauphin dated 9/13/10.

Upon motion duly made and seconded, it was VOTED (4-0) to approve the minutes of June 15, 2011 as printed.

Stephen C. Smith – Notice to Build – Map 26, Lot 28A – f/k/a Country Farms Restaurant

Steve Smith recused himself from the Board at this time; representing his son, Stephen C. Smith/Alessandro Corp. Mr. Smith stated 2-unit limit is not sub-division; potential for building is changing rapidly; applicant will be owner of surrounding property; and application will change. Bob Bills noted that Alessandro Corp. has not supplied complete application and fee; the Planning Board has nothing to act on so no contact has been made with legal counsel. Mr. Smith stated that the applicant wants to show good faith to Board to comply. No comment was received from the Code Enforcement Officer. Steve Smith re-entered the Planning Board at this time.

9:02pm – VOTED (4-0) to adjourn.

/s/ Robert J. Bills