

TOWN OF WHITEFIELD, MAINE
PLANNING BOARD
Minutes of Meeting held on April 17, 2013

Present: Ann Roberts (sworn in near end of meeting)
David Spicer
Jim Torbert

Judy Maldovan, Recording Secretary

Dennis Merrill, Selectman

Absent: Bob Bills
Sue McKeen

Meeting held at Town Office, Townhouse Road, Whitefield; 3 members present; meeting called to order by Jim Torbert at 7:15pm.

David & Nancy Bryant, Route 194, Whitefield
Re: Map 31, Lot 6 - David & Nancy Bryant
Re: Map 31, Lot 7 - Glenice Bryant, deceased

David and Nancy Bryant present; discussion only; no quorum present without Bob Bills or Sue McKeen present. Ann Roberts has not been sworn in. Reviewed survey submitted by Bryants. They would like to build garage on Lot #7. David Bryant stated this would be "storage garage not for business". Storage is for antique auto. Minimum Lot Size Ordinance, Section 4, Specifications (B) states "all new physical structures . . . shall be set back a minimum of 70 feet from the center of the traveled way portion . . ." This structure would be 40 feet from centerline of road; possible waiver on 70-ft setback. Bryants said that 40 feet is standard for most places on their road. Bryants noted historical use of the area for July 4th celebration of Kings Mills Volunteer Fire Dept. It may be helpful to visit site. Jim Torbert called Bob Bills on his cell phone and discussed situation. (question if Bob Bills could be considered virtually present) Planning Board reviewed minutes of May 16, 2012. David Spicer left meeting at 7:35pm. It was agreed that the Board would waive the setback requirement when a quorum was present. Jim Torbert said the Bryants could start groundwork on the area. Notice to Build form approved by Arthur Strout, Code Enforcement Officer, on April 19th.

David and Nancy Bryant agreed to meet with the Board at next regular meeting on May 15th.

Ann Roberts was sworn in by Judy Maldovan, Notary Public, prior to the Bryants leaving and before David Spicer returned to meeting.

Bryants left meeting and soon after David Spicer returned to meeting – had done site visit. He noted that the house had an enclosed porch. Following discussion, Jim

Torbert said he would contact David Bryant in the morning and request that the garage be set back to match the garage on the other side of the house – approximately an additional 16 feet back. See attached emails.

Dennis Merrill – Tax Maps

Digital work has been completed and paid for by a grant. More work needs to be completed; cost will be approximately \$2,000; Town may ask Planning Board to contribute. Planning Board is invited to a demonstration by the company – date to be announced.

Comprehensive Plan dated 11-08-2005 given to PB members.

Clary Lake Dam

April 30th – open meeting at Selectmen's Meeting

May 22nd at 7:00pm (tentative) town meeting re: dam ownership; authorize selectmen to negotiate with owner(s). Dennis Merrill explained process to change ownership.

Clary Lake Association wants ownership; lake itself is owned by the State; dam is mortgaged; State Dept. of Environmental Protection is involved in the water level.

8:45pm – meeting adjourned.

/s/ Jim Torbert