

## Planning Board Minutes

August 1, 2023

Vassalboro Town Office 6:30 PM

Public Present Peter Tomasz, Bernie and Pam Lemeiux, Mary Grow Town Line Reporter

Planning Board (PB) Present Paul Mitnik, Doug Phillips, John Phillips, Marianne Stevens, Dan Bradstreet

Absent PB Ginny Brackett, PB Chair, Bob Geagan, Vassalboro CEO

Doug Phillip was voted PB Chair due to Ginny's absence. Motion Mitnik, Second Stevens; Vote 5-0.

Minutes June 6 and July 11 No Minutes were available

### Applicants

Peter Tomasz

62 Three Mile Pond Rd

Shoreland Zoning Expansion of Non-conforming Structure

Three Mile Pond

Limited Residential Zone

Map 15 Lots 13 & 14

- Mr Tomasz proposes to construct a 15 x 25 foot addition to an existing camp
- This application was on the agenda for July 11 but was tabled due to incomplete information. Mr Tomasz was not present at this meeting.
- It was unclear what expansions may have already been constructed since Jan 1, 1989. Section 12 (C) of Vassalboro's Shoreland Zoning Ordinance limits expansions of non-conforming structures within 75 feet of the high water mark to 30% of the footprint that existed Jan 1, 1989 or 1000 square feet (sf); the greater of these two criterion. Portions of any structure less than 25 feet from the high water mark may not be expanded (Section 12 (c) (1) (b)).
- PB member Mitnik obtained an old tax card of this property. Only information in 1983 was available. This showed the structure had footprints of 1070 sf for the main portion and 89 sf for decks for a total of 1159 sf.
- A deck on the front of the structure toward the water was not on the old tax card or today's tax card. It is unclear when this may have been added. If it was added prior to 1989 it could count for 1989 footprint. Since no information was available in the Town files on this, it was not included in the calculations.
- $30\% \text{ of } 1159 = 348 \text{ sf}$ . The expansion cannot exceed this.  $15 \times 25 = 375$ . The expansion must be reduced to meet 348 sf.
- PB member John Phillips mentioned that part of the proposed expansion is only 20 ft from the high water mark. For this reason the proposed expansion cannot be approved,
- The application was denied due to Shoreland Zoning provision 12 c (1)(b) which prohibits expansions for that portion of non-conforming structures less than 25 feet from the high water mark. Also the size of the expansion needs to be reduced to 348 SF, see Provision 12c)(c)(i). Motion Stevens; Seconded Mitnik; Vote 5-0.
- Mr. Tomasz was encouraged to present an amended application at a future meeting.

Adjourn 7:30 PM.

Respectfully Submitted Paul Mitnik, PB member, due to CEO Bob Geagan's absence. 8-8-23.