

Planning Board Minutes
September 5, 2023
Vassalboro Town Office 6:30 PM

Public Present Darrell and Jessica Field, Mary Grow Town Line Reporter
Planning Board (PB) Present Ginny Brackett, Chair, Paul Mitnik, Doug Phillips, John Phillips, Marianne Stevens, Dan Bradstreet
Absent Bob Geagan, Vassalboro CEO

Minutes June 6 and July 11, August 1 No Minutes were available for June and July. The August 1 Minutes were not included in the packet or on the Agenda.

Applicants

Ronald Weeks
Dam Rd
Shoreland Zoning New Residential Home
Seven Mile Stream
Limited Residential Zone
Map 16A Lots 28

- Mr. Weeks is proposing to move a 14 x 30 Amish built structure onto the property for residential use.
- A septic system is installed on the property and has never been used.
- Mr, Weeks did not attend the meeting
- It was unclear whether or not the septic system permitted to Laurah Brown, a former owner, was installed or a different system was installed. Ms. Brown's permit was not signed off indicating it was not inspected.
- No information was available on the exact location of the structure and whether or not water and property line setbacks could be met.

The application was determined to be incomplete and tabled for the following reasons.

- A site plan drawn to scale was not provided as required in Section 16(c) Permit Application of Vassalboro's Shoreland Zoning Ordinance.
- A septic plan was not provided as required in Section 16(c) Permit Application of Vassalboro's Shoreland Zoning Ordinance.
- The owner or an agent did not sign the application as required in Section 16(c) Permit Application of Vassalboro's Shoreland Zoning Ordinance.

Darrell and Jessica Field
140 and 152 Gray Rd
Major Subdivision Application / Subdivision Revision
Map 8 Lots 8A and 8 A-1

- The Fields are proposing to add a lot to a subdivision approved in 2001, the Bailey subdivision.
- Two homes were built on one lot in 2015 and boundaries changed resulting in an expanded subdivision by two lots without the required approval from the Planning Board.

- The applicants and the CEO at the time did not realize that Planning Board approval was necessary.
- The Field's attorney advised them to get the non-compliance corrected.
- The wrong application (Site Plan Review) was used, No abutter notification or fees were paid. The final plan was lacking original subdivision of lots. For these reasons the application could not be acted upon.

The following information is needed at a future meeting

- Complete preliminary plan and final plan for a major subdivision. Forms can be obtained on the Town website.
- Notify abutters in return receipt mail at least two weeks before the meeting. Present return receipts at next meeting or forward to CEO.
- Pay all necessary fees and submit completed applications two weeks before scheduled Planning Board meeting.
- The entire subdivision of 2001 and the new lots should be presented on a final plan by K & K Land Surveyors.

Other

Planning Board member Paul Mitnik advised the Board to check abutter notification and fee payment for all future applications.

Adjourn 7:45 PM.

Respectfully Submitted Paul Mitnik, PB member, due to CEO Bob Geagan's absence. 9-5-23.