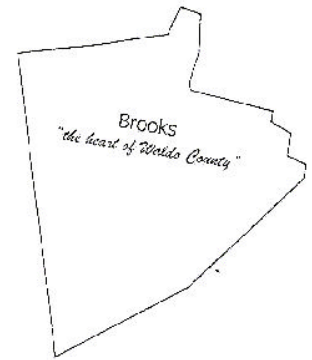


***Planning Board  
Town of Brooks  
P.O. Box 5  
Brooks, ME 04921***



Minutes of Meeting 9/11/06

Attending:

Members: Steve Littlefield, Roxanna Hall, Heather Quimby, Paul Lawrence, Duke Simoneau

Public: Robert Rose, Patricia Rose, George Littlefield, Scott Littlefield, David Sheldon, Fred Eickelberg,  
George Calles, Andrea Read

Meeting called to order 7PM.

Minutes read and unanimously accepted.

Heather opened the public hearing portion on Tranquility Heights, the subdivision proposed by Mr. and Mrs. Rose and preliminarily approved. As decided in the August 14<sup>th</sup> meeting an inspection team consisting of Paul Lawrence, Steve Littlefield and Duke Simoneau met with Mr. Rose on August 26<sup>th</sup> to inspect the site. Mr. Rose said the only changes to his plan as previously discussed was a relaxation in the deed restrictions allowing a minimum width of 24 feet to dwellings (down from 26), a change in the minimum garage size to 24X24 (down from 26X26) and a change in maximum building height from 30 feet to 26 feet.

George and Scott Littlefield (abutters) noted the restrictions against livestock in the subdivision and pointed out that sometimes cows from their abutting dairy operation may get loose and stray into the subdivision. Mr. and Mrs. Rose said they understood that and it was a part of "country life". Littlefields stated they had no objections to the planned subdivision.

George Littlefield, a former Selectman/Assessor and Planning Board member among other things, cautioned his neighbor Rose that once the subdivision was approved, Rose should expect the Town to start taxing him for each planned base lot. Mr. Rose said he expected that as a cost of doing business.

Motion was made by Roxanna Hall and seconded by Paul Lawrence to approve the subdivision as planned. Motion passed unanimously. Secretary charged with sending the formal letter of approval to the Roses with the stipulations that it (in accordance with State Law) the Roses submit the final Homeowner Association documents (being prepared by their attorney) to the Board, that they submit proof of the financial capability or ability to borrow to create the infrastructure (roads, power and telephone lines) to the lots and provide a timeline for lot development. Mr. Rose initially stated he was planning to bring the road in and develop over years to the East then the West. If that is to change, the Board would ask for notice to amend their files.

Mr. Sheldon came before the Board representing Camp Fairhaven's request to relocate a building in the shoreland zone. The plan (attached) is for the camp to move a former boathouse off of its current location, pour a permanent footing 10-12 feet further back from the waterfront and reset the building on it. CEO Randy Hall has already inspected the site at the request of the Selectmen and applicant and has brought Jen Cayer of Maine DEP in to see it. The CEO and DEP rep have advised the Camp regarding silt fencing and expressed no other concerns. Mr. Hall has kept Chairman Heather Quimby advised throughout the process.

Duke Simoneau made a motion and Paul Lawrence seconded it that we approve the plan, and further that we allow the CEO to be the Planning Board's field representative in this matter. The motion was unanimously approved. Duke was charged to leave notice in Mr. Hall's Town Office "IN" box notifying him of this action.

Andrea Read and George Calles were invited to the meeting as a result of the August 14<sup>th</sup> meeting. They represent the New Forest Institute (NFI) being developed on a woodlot along 139. The private/non-profit demonstration forest has no obligation to report to the Planning Board, but Mr. Russel Read and Mr. Calles offered to keep the Board informed.

NFI has been rebuilding the former Kuhn homestead to provide housing for the new director and his family. Mrs. Read stated they are expected within two weeks. Their focus has been on finishing the interior, then completing the siding once the family is in residence. NFI has also acquired a parcel of adjacent woodland formerly owned by Mr. Martin that connects the Kuhn 10 acres with the 240 acres that is the bulk of the land mass. Mr. Calles has recently begun teaching at Unity College, and he and Mr. Read are using their academic and other contacts to bring about the development. Mrs. Read said that teams of seniors from the UMaine forestry program are planning to draw up stewardship plans for parts of the forest as a beginning of the educational component of the NFI. The plan is still to demonstrate various silvicultural techniques and develop trails allowing the community to access and take advantage of the resource.

Surrounding the homestead, she stated they are working with a Whitefield, Maine couple known for "permacultural" teaching gardens. Mr. Calles and Mrs. Read explained that this means setting up teaching gardens that "work with nature" and plan "proper placement" of pasture and other components to "let nature do the work". The Board suggested they contact the Maine Organic Farmers and Gardeners Association (MOFGA) and also former owner of the site Lawrence Whitcomb as possible contacts. Heather thanked them for bringing the Board up to date on this high profile project.

Heather mentioned the training in Belfast on September 27<sup>th</sup> for Planning Board members. Roxy indicated she wanted to attend. Heather asked if anyone had heard if Dale Thomas was interested and Roxy volunteered to call him about it.

The development on Ulrich Sawyer's Randall Pond property was discussed. Work started recently and the Selectmen and CEO were called in regarding work on a property affected by Shoreland Zoning. Heather and Duke had independently searched files and found the Planning Board approved the work in November 2003 to be done in April 2005. It did not commence until August 2006. Because the Board was still developing its paperwork, a letter was sent, but no formal approval notice was ever issued. Armed with this information, Heather said the CEO checked and the work being done to the structure was within the guidelines, but there were inadequate silt fencing and erosion control measures. Consensus among Board is that this was now a CEO matter and to allow him to handle it.

Heather stated that Art Hildebrandt is having difficulties attending meetings due to his job and will tender his resignation when the next special or regular Town Meeting comes available to replace him. He will offer his services and insights until then, but his employment precludes his attendance.

Heather brought up the in-progress updates to the Major and Minor Subdivision Ordinances to bring them in compliance with State Law. She will get hard copies to the Town Office to be mailed to Board Members for their input next month. Paul Lawrence asked for his in Email as it better suits his ability to review it. Heather agreed to get it to all members in the format best suited to them.

Paul Lawrence requested an executive session of the Board to discuss a potential conflict of interest. Non-board members still in attendance excused themselves. The Board decided unanimously there was no conflict and the motion was made and seconded to adjourn at 8:45. Approval was unanimous.