

Planning Board Minutes 12/12/05

7 pm Town Office

Members Present: Art Hildebrandt, Izzy Mckay, Dale Thomas, and Heather Quimby

Others Present: Frank Hoffman, Jane McLaughlin, and Scott Pelletier

Meeting commenced 7:10

- 1) Scott Pelletier is the realtor for the land next to the Brooks Pentecostal Church. When he was having deeds drawn up for a potential buyer a question of the boundaries led them to the knowledge that the current line of ownership for Pelletier goes right through the church building. To correct that the people writing up the deeds or titles needs to see that the town is okay with this "subdivision" even though it is not a subdivision. All members signed the paper along with a previous signature from Duke and Jane notarized it.
- 2) Motion was made to deal with Frank Hoffman's land next so as not to keep him waiting by Dale and seconded by Art. Izzy asked most of the questions and got a few things cleared up. Mr. Hoffman was very agreeable while still being on the defense.

History: While living on (which was at the time A+C) (see included map) he also owned lot B. His home was on lot A. It burned in 1991. He then put a trailer on lot C. (Remember, this is still A+C) He rebuilt his house on Lot A. In 1993 he put a trailer on lot B. In 1998 He built the home on lot B. He then had deeds drawn up for the separate lots of B+C in 2002. Mr. Dyke bought Lot C. In 2003 Mr. Hoffman built a garage on lot B that contained an apartment. Mr. Kivel bought lot B in 2003.

After finding out the facts, we decided that Mr. Hoffman had not created a subdivision that needed anything done about because all the actions were too far apart in time. (The ordinance refers to 5-year period). So we dismissed Mr. Hoffman with the idea that he had done all he needed to do and all was settled.

We then discussed some more and Dale brought it to our attention that if one person owns 2 parcels of land that are abutting, than it is considered as if it were all one parcel. This messed up our former idea. We needed to figure out more dates then. We need to find out about dates of building the buildings on lots C and A. Heather called Mr. Hoffman to let him know that we were not convinced everything was as slick as we had thought. He was cooperative and let us know that whatever we needed, he would comply. (Phew!) We discussed that there wouldn't be any electricity, phone or a registration of the land in the Registry of Deeds without someone signing off on all this. The attorney for the land would be taking a chance on something like that. (Lee Woodward)

Discussion tabled until January when Duke can be present as well. In the meantime, a letter will be sent to Frank to settle dates. The Planning Board will have a special meeting to discuss this further and figure out what we need from Mr. Hoffman.

- 3) Toddy Pond Land: Randy Hall, DEP rep. Ritch Baker, Ben Lufkin, Dale Thomas, Jimmy Mulcahey and a contractor went out to check out this building that was against shore land

zoning laws. The building was found to be 37 sq. ft. bigger than the allowed amount. (No more than 30% more than original footing) see enclosed letter for reference. Further action will be to fine the owner.

- 4) Subdivision Ordinance revision: No too much more progress on this yet. Towns have to accept the 40-acre exempt clause. It is no longer imposed, but accepted or rejected according to municipal wishes. Further attention will be given at next meeting.

Meeting adjourned at 9:10

(too late!)