

Minutes of the Planning Board meeting of October 12, 2009

Members present: Jacob Brugger, Steve Littlefield, Dale Thomas, Eric Frerking

The meeting was called to order at 7:05

There were three items in front of the board –

Ms. Nancy Blatz requested permission to place a camper-trailer on her property at Toddy Pond shown on tax maps as map 8, lot 26. The unit is licensed, is in good shape, and is rarely used. According to the Brooks Shoreland Zoning ordinance, any recreational vehicle, tent, or similar structure that has been on the site for more than 120 days must meet all requirements for residential structures, including a subsurface wastewater disposal system. This request is to bring this item into compliance. Randy Hall has inspected the site, and attests that it meets all of the requirements. He recommends that this permit be approved. Steve Littlefield moved that we approve this permit; Jacob Brugger seconded the motion. This permit was unanimously approved.

Mr. and Mrs. Boynton, Chris and Lynn, requested a permit to raise the foundation of a camp structure (Goose River Farm, 214 Curtis Road, Swanville) enough, but less than three feet, above its current level so that it would be well above the soil level. Currently the soil level is encroaching onto the corner of the house. The structure was constructed in 1936 (according to dates seen on the site), and is non-conforming, being 19 feet from the pond. The building is between the pond and the entry road which is 56 feet from the pond, so if the building were forced to move toward the road, it would still be non-conforming. The building has a subsurface sewage system connected. Since the petition is simply to raise the structure by less than three feet, an “extension of the structure” (12)(C)(1)(b) is not triggered, and there is no requirement to become more conforming. The existing sewage system will be reconnected in its current state. The board asked Randy Hall whether any violations of ordinance were in effect; He assured us that there were not. Randy recommended that the permit be approved. Steve Littlefield moved that we approve the permit – Jacob Brugger seconded. Again, the vote was unanimous for approval.

Dale Thomas requested that the board give final approval for construction of a patio. There are no ordinance issues. Steve moved to approve the project, Eric seconded. Vote for approval was again unanimous.

The meeting was adjourned at 7:45 PM

Submitted by Planning Board Secretary Eric Frerking