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Planning Board Meeting Minutes

November 5, 2020

Cranberry House

Attendance:

Joanne Thormann, Chairman

Dennis Dever, LPI & CEO

William Dowling, Planning Board

Branden Stubbs

Laurie Dobson, Planning Board

Rod Ward (by phone)

Ben Sumner, Deputy Clerk

Matt Worthen (by phone)

I. Call to Order: 9:50 A.M. by Joanne Thormann

Three Planning Board members are present at today's meeting, which represents a quorum. No public comments have been received prior to the meeting.

II. Review Previous Meeting Minutes: June 30, 2020

No action taken.

III. Pre-Application Review, Rice Point, LLC (Map 2, Lot 1)

Joanne Thormann reports on the Pre-Application Review checklist. The applicant has appeared and a site visit was made by a quorum of Planning Board members prior to this meeting. The sketch requirement has also been

met. Rod Ward, officer for Rice Point, LLC, explains that Rice Point, LLC is fully controlled by immediate members of the Ward family and the purpose of the subdivision application is to allow for siblings who own houses on the property to also fully own the property the houses are located on. He reports that there is not a commercial development purpose for the creation of the subdivision. Joanne Thormann reports that she has not received advice from the Town Attorney as to whether a limited liability company fully controlled by a family meets the family subdivision exemption provisions of the Subdivision Ordinance. General discussion of whether to complete the pre-application review without legal clarification on the family exemption provisions. William Dowling moves to table discussion and suspend pre-application review until the Planning Board can determine whether a family exemption from the Subdivision Ordinance is applicable. Laurie Dobson seconds the motion. **Motion approved 2-0** (Joanne Thormann abstains).

Joanne Thormann tasks Dennis Dever to contact the Town Attorney and the Maine Municipal Association legal department for appropriate guidance.

Joanne Thormann proposes, without objection, to schedule a Planning Board meeting via video conference for Monday, November 16, 2020 at 9:00A.M to continue the pre-application hearing.

VI. Adjournment

Joanne Thormann moves to adjourn the meeting, without objection.

Meeting adjourned at 10:34am.