

BOARD OF SELECTMEN
RICHARD BEAL, CHAIRMAN
FLORENCE J. SPRAGUE
CORY R. ALLEY

TOWN CLERK / TREASURER
DENISE Mc CORMICK



ADMINISTRATIVE ASSISTANT
TO THE SELECTMEN
JAMES FORTUNE
PUBLIC SAFETY COORDINATOR
KATELYN DAMON
TCI LOCAL HEALTH OFFICER
CARI ALLEY

Planning Board Meeting Minutes

November 16, 2020

Video Teleconference

Attendance:

Joanne Thormann, Chairman	Ben Sumner, Deputy Clerk
William Dowling, Planning Board	Dennis Dever, LPI & CEO
Laurie Dobson, Planning Board	Richard Beal
Philippe Donald, Planning Board	Rod Ward (by phone)
Rebecca Powell, Planning Board	Matt Worthen (by phone)

I. Call to Order: 9:03 A.M. by Joanne Thormann

Five 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 & November 5, 2020

Joanne Thormann moves to approve the minutes as written. Laurie Dobson seconds the motion. **Motion approved 5-0.**

III. Subdivision Pre-Application Review (continued from November 5)

Chairman Joanne Thormann explains the current status of the Pre-Application Review. Per Maine Municipal Association legal counsel, a family exemption to the Subdivision Ordinance is not applicable because,

although entirely family-owned, the applicant is a limited liability corporation. She also advises that the applicant has met all the submission requirements of the Pre-Application Review. General discussion of whether the subdivision should be considered a minor or major subdivision, per standard of the Subdivision Ordinance. Joanne Thormann moves that the application meets the standard of a Minor Subdivision for purposes of the Subdivision Ordinance. William Dowling seconds the motion. **Motion approved 4-0.** (Laurie Dobson abstains)

Joanne Thormann advises that the Subdivision Ordinance allows the applicant thirty days to meet any additional requirements requested by the Planning Board as part of the Pre-Application Review. General discussion of any further requirements that should be met by the applicant. Joanne Thormann moves that the applicant has met the standards of the Pre-Application Review and can move forward with a formal application for a Minor Subdivision to be submitted within six months. William Dowling seconds the motion. Laurie Dobson moves to amend the motion to require the applicant to provide a map with the formal application that updates any changes in contour intervals on the property and indicates any wetlands that have been drained or filled. Joanne Thormann seconds the motion. **Motion to amend fails 1-3. Motion approved without amendment 3-1.**

IV. Other Business

None.

V. Adjournment

Joanne Thormann moves to adjourn the meeting. Laurie Dobson seconds the motion. **Motion approved 3-0.**

Meeting adjourned at 10:14am.