

Liberty Planning Board Minutes (Revised)

July 13, 2017, convened 7:00 pm, Liberty Town Office

Attendance: Peter Mallow, chair; Vic Ahlefeld; Al Johnson; Norman Fuller; Steve Chapin; Don Harriman, CEO; Danielle Blake, secretary.

II. Procedural

1. Review minutes of June 8, 2017 meeting. Motion to accept by Chapin, seconded by Fuller. Pass 5-0.
2. Comments by CEO on matters pertaining to the Planning Board.
None.

III. Applications

1. Sylvester, Barbara. 3 Ezekial Way. Map 19 Lot 3. Application to add a 12' X 16' deck to an existing building approximately 150' from the HWM.

Applicant not present. Passed over.

2. Guenzel, Karl. Millstone Island. Map 5, Lot 5-1A. Request to amend the permit received 2/11/16 to add a 6' X 12' shed to the main structure currently under construction. Addition is approximately 140' from the HWM.

Guenzel said he was amending the Planning Board permit from 2016 to add a 6' X 12' woodshed entryway to be located on the backside of the structure away from the water. Motion to approve the amendment to the permit by Johnson, seconded by Chapin. Pass 5-0.

IV. Public

- Colburn, Cliff, licensed arborist, representing Alvin and Nita (sp?) Pease of 87 Sherman Rd., said there is a hemlock tree with a dead top and 3 maples growing from an old stump that he considers hazard trees and require removal. Harriman said that he can give a permit to remove one tree. The board determined an application should be submitted for removal of the other trees. Harriman said the board would come out and look at them if marked.
- Montgomery, Jill and Paul of 73 Smith Rd. asked if a 10' ROW to the water for "ingress and egress" gave rights to have a dock. Chapin said he didn't think so. Harriman said they have to take it up with a lawyer, that the town couldn't decide this because it is a civil matter. Montgomery asked if they could park a vehicle to block. Harriman said they can't block. Montgomery asked about constructing a fence, which wasn't addressed in the SZO. Chapin said the ordinance only describes what you can do—if it isn't mentioned, then it is not allowed.

V. Administration

1. Pending application work.
 - Sylvester, Barbara. Chapin said that Black had visited the site and had some questions about the application. He thought she should be present when reviewing the application. Mallow said he also had questions about the deck i.e. would it have a roof? Ahlefeld pointed out that if it was back 100' from the HWM, it doesn't matter. Questions were raised about the exact distance of the proposed project from the HWM. Motion to Table by Chapin, seconded by Johnson. Pass 5-0. Blake will call Sylvester to see if she will be present at that meeting.
2. Any other administrative matters that might properly come before the Board.
 - Blake said a complaint had been raised about a "home on wheels" within the Shoreland Zone. Harriman said campers were allowed for 120 days and after that they needed to meet all the requirements for residential structures. The Board reviewed the section of the SZO regarding campsites (E3): no greater than 40 thousand square feet with a required 100' setback from the HWM. Blake will find the address of the structure in question and give it to the CEO.
 - Charlie Evans, Smiley Shores Subdivision requesting change to wording on plot plan to read "for a sunset period of 5 years" which he says was inadvertently omitted. Mallow said he had a prepared a draft letter to Evans but hadn't gotten feedback from the Board. The Board discussed the need for review of the amendment using the subdivision checklist. The Board okayed the letter drafted by Mallow. Mallow and Blake will send the letter to Evans with a copy of the subdivision checklist and the list of Smiley Shores lot owners and abutters.

Motion to adjourn by Johnson, seconded by Chapin. Pass 5-0. Adjourned 7:45 pm.