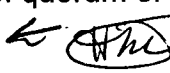


Liberty Planning Board Minutes

August 10, 2017, convened 7:00 pm, Liberty Town Office

Attendance: Peter Mallow, chair; Vic Ahlefeld; Lou Pelletier; Kerry Black; Steve Chapin; Don Harriman, CEO; Danielle Blake, secretary.

II. Procedural

1. Review minutes of July 13, 2017 meeting. Pass over due to lack of quorum of Board members present at that meeting. Put on Sept 14 agenda. 
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. Passed over at July meeting.

Black and Mallow visited the site. Mallow measured the distance from the HWM to the building as over 150 ft. and noted that a tree needed to come down. Black expressed concerns about doing an expansion on a house that did not have a septic. Mallow and Harriman both confirmed that the applicant had complied with the Boards requirement in a previous application to have a portable toilet on site, pumped regularly by a licensed company. Black noted that did not take care of the greywater. Sylvester explained that she is only here for 5 weeks and that she wanted the deck to make the place more convenient. Motion to pass by Lou Pelletier, seconded by Ahlefeld. Pass 5-0.

IV. Public

- Shelby Gammon, 55 Knowlton Shores Rd. Gammons had questions about the ordinance as related to tree removal, renovations, and docks as she takes over management of her parent's camp. Mallow referred her to the section of the SZO regarding tree removal and recommended consulting a licensed arborist. Black added that Gammons should ask if the arborist is familiar with the state SZO. Harriman advised, concerning renovations, that interior work and maintenance did not require a PB permit, but that any new plumbing required a plumbing permit. Mallow added that, for projects where a planning board permit was required, a septic plan or a septic inspection report was necessary if one hadn't been done in the past 10 years. Harriman said that anyone with property on the lake is allowed one dock. Gammons said there was an existing water line running from the lake to a pump and pressure tank and asked if it could be buried. Harriman responded that it could with a

permit from the DEP but didn't recommend burying it because of the need for seasonal maintenance on the line and system.

- Paul and Jill Montgomery, 173 Smith Rd. had questions about acquiring an adjacent property and if combining the lots was required. Harriman said that if both properties are non-conforming, but each has a dwelling then they don't have to be combined. Black added that if a building is removed then they would need to combine. The Board reiterated that changes to either property requiring a planning board application would also require proof of a septic plan or inspection no more than 10 years old. Harriman added that changes to plumbing required a plumbing permit.
- Richard Whitter, S.Mountain Valley Hwy and Cargill Pond, wanted to make sure the PB permit he acquired last year was good for another year. The Board confirmed that Whitter had made a "substantial start" on the project; therefore, the permit was good for another year.

Whittier also had questions about what happens when a person is given a permit but doesn't follow the ordinance. Mallow responded that the issue becomes one of code enforcement and then up to the selectmen as to how it is handled.

- Susan Longley, 347 Stickney Hill Rd., had questions about the PB process in notifying the public and permitting the Merrifield application in May of 2016. Specifically, she believed the meeting minutes as well as the property's map and lot file lacked documentation of the following: elevation studies and plans for blasting, tree removal, driveway relocation, and septic. The Board confirmed that notification of neighbors was required if blasting was planned within 100ft., therefore Merrifield was not required to notify Longley. Longley said she had also requested documents from the road commissioner about the driveway work and did not find any. The Board commented that all meeting agendas are posted both physically and electronically for notification of the public and that all meetings are open to the public. In response to the elevation studies question, the board determined the CEO would visit the Merrifield site. Blake will locate the septic plan specific to this application and permit.

V. Administration

1. Pending application work.

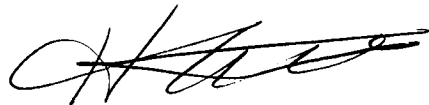
None

2. Any other administrative matters that might properly come before the Board.
 - 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 that a letter was mailed to Evans, but that he has not received a response.

- Chapin said the minutes from the July meeting shouldn't have read that he was an alternate because he was filling in for a regular Board member.
- Subcontractors for CMP doing powerline work-Mallow said they were told that a permit was not required for maintenance. Mallow said he was waiting for contact from them regarding the scope of work.
- Black asked if Harriman had looked at the gazebo and platform on Vern Cassidy's property within the SZO.

Motion to adjourn by Black, seconded by Pelletier. Pass 5-0. Adjourned 8:30 pm.

Approved September 14, 2017

A handwritten signature in black ink, appearing to be 'H. Mallow', written in a cursive style.