**Town of Liberty, Maine**

**Planning Board Minutes**

**January 10, 2019 7:00pm**

**Overlock Room, Town Office**

**Board Members**

Kerry Black, Alternate Betty Lu Davis, Co-Chair Jeff Davis Norm Fuller

Don Harriman, CEO Peter Mallow, Chair Lou Pelletier Kate Valleau, Secretary

**Procedural**

1. Open meeting. Roll call & accept prior meeting minutes.
	* Roll call: Kerry Black (acting as primary), Betty Lu Davis, Jeff Davis, Norm Fuller, Don Harriman, Peter Mallow, Lou Pelletier, Kate Valleau
	* Motion to accept minutes: Kerry Black
	* Second the motion to accept minutes: Betty Lu Davis
	* Board in favor to accept minutes: 5-0
	* Norm Fuller arrived at 7:07pm, acting as an alternate.
2. CEO Comment: None

**Applications**

1. Marlene Costa, 444 Belfast-Augusta Road, tax map 25/lot 11. A new plan has been re-submitted to the original 10/11/18 application. Applicant not present, the board will table the application until the next meeting, January 10, 2019. Applicant not present for the 1.10.19 meeting. Kerry Black measured setback from lake at 96, not 100’. Owner would need to resubmit intent to have structure greater than 100 feet. Once submitted, application can be approved without applicant being present. Peter Mallow will call applicant to notify of needed requirement.
2. Duane Alan representing owner John Scott Carpenter. 34 Kirby Island Road. Tax map 21/ lot 20 & 27. Due to multiple structure complexity, item was moved to end of agenda with Duane Alan’s approval.
3. Brian and Lauren Furtak, 60 Snow Village Rd, Map 16/Lot 7. Owners requesting to build 16’ x 24’ storage structure. Applicants requested to postpone their application until January 10th meeting. Peter Mallow, Kerry Black and Betty Lu Davis visited the site. Per Don Harriman, applicants will need a plumbing permit for drain. The septic does not need to be reassessed. An excavation contractor is required when work is within 100 feet of the high water mark. Applicants responded: contractor will be Steve Lucas. New plan to be submitted for 20x20. No change in volume and setback. Motion to approve: Betty Lu Davis. Second is Kerry Black, approved 5-0.
4. Duane Alan representing owner John Scott Carpenter. 34 Kirby Island Road. Tax map 21/ lot 20 & 27. Application is to improve and expand a home, sauna and garage. Peter Mallow, Lou Pelletier, and Kerry Black went to the site. We now have copy of site plan. Septic application dated, 1.7.19 is the newest set back, which is 100 feet from neighboring land and high water mark. Sam Cautela from Camden is septic designer and installer.

The primary structure is 12 feet from the water line. Proposed additions of adding a deck and expanding one corner come to 114 square feet. This needs to be registered as the one-time increase in the structure. Per Section 12, c1, which is non-conforming expansions: expansion can be no larger than 1000 square feet, or 30%, whichever is smaller.

Shed is approximately 5 feet from the water line. Shed is no longer being made into a sauna, it’ll be a writer’s cottage. No footprint or elevation change will be made. Mr. Alan asks if steps can be placed over the dip in front of the proposed door. No, as Granite or stones are considered fill. If not principal structure, no addition can be made at all. Free standing steps is offered by the applicant. Writer’s cottage will need a permit to change the pitch of the roof to an alternating roof line.

The garage, being modified to a bunkhouse, is a non-conforming structure and greater than 100 feet from shore line. Change of use can be allowed as there is no adverse effect (per section 15 of the shore land zoning ordinance). The change of use will be from a garage to a bunkhouse by adding a bedroom and a full bath, but no kitchen. A deck ramp is not permitted to be built on this bunkhouse.

The planning board approved a permit to create the addition of a deck and an increasing the principle structures volume, based on the plans submitted. The expansion includes pouring the footing for corner expansion and the deck, modifying garage to bunkhouse, and also to change of roofline in writer’s cottage. Motion to approve, Jeff Davis, second to approve, is Lou Pelletier, all in favor: 5-0.

**Public: None**

**Administration: None**

**Adjourn**

* + Time: 9:10
	+ Motion to adjourn: Betty Lu Davis
	+ Second: Kerry Black
	+ Board in favor to adjourn: 5-0