**Town of Liberty, Maine**

**Planning Board Minutes**

**February 14, 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 (as voting member), Betty Lu Davis, Norm Fuller, Peter Mallow, Lou Pelletier, Kate Valleau
* Motion to accept minutes: Lou Pelletier
* Second the motion to accept minutes: Kerry Black
* Board in favor to accept minutes: 5-0

1. CEO Comment: not present

**Applications**

1. Marlene Costa, 444 Belfast-Augusta Road, tax map 25/lot 11. Peter Mallow has been in contact with applicant. Applicants understand the construction must be 100 feet from the high water mark as per the amended plan. Motion to approve: Kerry Black. Second: Norm Fuller. Passed 5-0.

2. Duane Alan representing owner John Scott Carpenter. 34 Kirby Island Road. Tax map 21/ lot 20 & 27. Duane Allen for owner John Carpenter requesting amendments to the permits dated 1/10/19. Motion to accept the amendments as below: Kerry Black. Second: Norm Fuller. All in Favor: 5-0. Amendment is to be mailed to Duane Allen, 458 Park St Rockport, ME 04856.

1. Primary residential dwelling unit (lot 20): Principal non-conforming structure for which original permit was granted allowing for roofline change and expansion.

Note: As required by the Shoreland Zoning Ordinance Sect.12.C.1.(e) an approved plan of expansion must be recorded by the applicant with the registry of deeds within 90 days of approval.

1. Shed (lot 20): Accessory non-conforming structure to be converted into a “Writers Shed.” Allowing, solely, for a roofline change from a peaked roof to an alternating three part shed style roof.
2. Garage (lot 20): Accessory non-conforming structure to be converted to a conforming structure and a change of use to a non-residential dwelling unit (bunkhouse.) This amendment allows for:
3. The removal of 2 ½ feet of the building on the lakeside of the structure to bring it wholly outside the 100’ line of the normal HWM.
4. The removal of existing footings from under the section of the structure that is being removed.
5. The installation/replacement of footings totaling six (6.)
6. Change of roofline from a peaked roof to shed style roof.

Note: As per Shoreland Zoning Ordinance Sect.15.A.1 and Sect.17 ‘Residential Dwelling Unit’ no cooking facilities are allowed in this structure.

1. Shed (lot 27): New accessory structure to be constructed on skids and to be placed on a newly laid gravel pad/parking area. Accessory structure, as per submitted plan, is to be 20’x12’ with a total footprint including roof overhang of 22’x14’. Gravel pad/parking area is to be 47’x40’ or 1,880 sq.ft.

Notes: Town of Liberty Minimum Lot Size Ordinance Sect.12/3.5/a/Accessory Structures. As per Shoreland Zoning Ordinance Sect.15.B.4 and Sect.17 ‘Shoreland Zone’ the total footprint area is to be limited to no more than 20% of the lot or 2,500 sq.ft based on tax map 21 lot 27 dimensions.

**Public: none**

**Administration: none**

**Adjourn**

* + Time: 8:20
  + Motion to adjourn: Lou Pelletier
  + Second: Norm Fuller
  + Board in favor to adjourn:5-0