**Town of Liberty, Maine**

**Planning Board Minutes**

**November 8, 2018 6:54 PM**

**Overlock Room, Town Office**

**Board Members**

Kerry Black, Alternate Betty Lu Davis Jeff Davis Norm Fuller

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

**Procedural**

1. Open meeting at 6:54 pm. Roll call & accept prior meeting minutes.

* Roll call: Kerry Black, Betty Lu Davis, Jeff Davis, Norm Fuller, Don Harriman, Peter Mallow, Lou Pelletier, Kate Valleau
* Motion to accept minutes: Lou Pelletier
* Second the motion to accept minutes: Norm Fuller
* Board in favor to accept minutes: 4-0, Lou Pelletier abstained due to prior absence

1. CEO Comment: none

**Applications**

1. Janet Weiner, represented by Leonard Palmer, 47 Pinnacle Road, Map 17, Lot 9a

Site was visited by Betty Lu Davis and Kerry Black. Kerry Black inquired on setback. Peter Mallow confirmed application does not require waste water plan. Motion to approve: Betty Lu Davis. Second to approve: Norm Fuller. Approve 5-0.

1. Gregory Simard, 5 Norwood Lane, Map 16, Lot 3

Site was visited by Kerry Black and Peter Mallow. Peter Mallow asked the applicant to email the license number of the contractor for the record. Motion to approve: Betty Lu Davis. Second to approve: Norm Fuller. Approve 5-0.

1. Lincoln Ryder, 12 Penny Lane, Map 27, Lot 1

Site was visited by Kerry Black, Betty Lu Davis, Norm Fuller, and Peter Mallow. Motion to approve: Lou Pelletier. Second to approve: Betty Lou Davis. Approve 5-0.

**Public**

Scott King, Montville, representing as contractor for home on Snow Village Road. The owner would like to build a storage shed with a utility sink with a foundation. It would not be heated, and not attached to the home. If existing septic can handle the extra water, then no additional septic is needed. He was advised the town requires inspection if within the shore land zone. Additionally, the application must include the contractor license if the work is in the shore land zone. With upcoming November holiday, permit would need to be submitted by Tuesday Nov 20th to be reviewed at the December Planning Board meeting.

Duane Alan, representing as contractor for Scott and Susan Carpenter, 34 Kirby Island Road. The owners are inquiring of requirements for expansion. The home sits approximately 6 feet from shoreline on a non-conforming lot. Don Harriman indicated the home cannot be entirely torn down and rebuilt. Owners would like to increase interior space by 72 feet by utilizing a notch of space on the first floor or turning the attic into living space. The size of the structure cannot be increased to larger than 800 sq. ft. or greater than 30% (sect. 12 (C) (1) (a) (i) of the SZO.) Norm Fuller recalled it may have been expanded once, possibly before 1996. It was suggested to review Section 12 of the shore land zone ordinance for non-conformance. The owners are also interesting in turning the 20x20 garage into a guest house. Peter Mallow suggested that the owners review the ‘change of use’ section of non-conforming structure in the shore land zone ordinance.

**Administration**

1. Kerry Black had suggested, on 10/11/18, to have a copy of the Planning Board Manual from the Maine Municipal Association.  Peter Mallow distributed the First chapter of Maine Municipal Association to all members.
2. Discussion of Warrant regarding compensation for Planning Board members and support staff: Peter Mallow

met with the select board on Monday 11/5/18. Presently, the town collects $3000 a year in taxes for the planning board. Peter Mallow wrote up recommendations and has submitted it to the budget committee and the select board. The select board and budget committee may then create a warrant for the 2019 town meeting. The town will then vote on the warrant.

**Adjourn**

* + Motion to adjourn: Norm Fuller
  + Second: Lou Pelletier
  + Board in favor to adjourn: 5-0
  + Time: 8:22pm